Revenue Model

1 message

Greyson Evans <hmcida@mercerky.com>
To: chris.lemonds@burgin.kyschools.us

Wed, Feb 11, 2026 at 3:07 PM

Greyson Evans, CEcD, MPA

Executive Director

Harrodsburg Mercer County Industrial Development Authority

488 Price Avenue, Harrodsburg KY 40330

859-333-7737

hmcida@mercerky.com

HMCIDA

Data center revenue model.xlsx
14K

Data Center Revenue Model

INPUTS-(Jobs, Wage, and Property Valuation Variables May be manipulated)													
Year of Operations	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
MWH of Power Consumption	100	200	300	400	400	500	500	500	500	500	500	500	
Gross Receipts (Cost of Power)	$ 50,000,000.00	$ 100,000,000.00	$ 150,000,000.00	$ 160,000,000.00	$ 200,000,000.00	$ 250,000,000.00	$ 250,000,000.00	$ 250,000,000.00	$ 250,000,000.00	$ 250,000,000.00	$ 250,000,000.00	$ 250,000,000.00	
# of Employees	80	100	100	100	150	150	175	175	175	175	175	175	
Average Wage	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	
Total Estimated Payroll	$ 7,200,000.00	$ 9,000,000.00	$ 9,000,000.00	$ 9,000,000.00	$ 13,500,000.00	$ 13,500,000.00	$ 15,750,000.00	$ 15,750,000.00	$ 15,750,000.00	$ 15,750,000.00	$ 15,750,000.00	$ 15,750,000.00	
County Occupational Tax Rate	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	
County Property Tax Rate	0.00116	0.00116	0.00116	0.00116	0.00116	0.00116	0.00116	0.00116	0.00116	0.00116	0.00116	0.00116	
School Tax Rate	0.00801	0.00801	0.00801	0.00801	0.00801	0.00801	0.00801	0.00801	0.00801	0.00801	0.00801	0.00801	
Fire Protection District	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	
Library	0.00064	0.00064	0.00064	0.00064	0.00064	0.00064	0.00064	0.00064	0.00064	0.00064	0.00064	0.00064	
Health Dept	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	
Conservation	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	
Extension Service	0.00042	0.00042	0.00042	0.00042	0.00042	0.00042	0.00042	0.00042	0.00042	0.00042	0.00042	0.00042	
County Net Profits Tax Rate	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	
County KBI Factor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	1	
Taxable Property Valuation	$1,000,000,000	$2,000,000,000	$3,000,000,000	$4,000,000,000	$4,000,000,000	$5,000,000,000	$5,000,000,000	$5,000,000,000	$5,000,000,000	$5,000,000,000	$5,000,000,000	$5,000,000,000	
OUTPUTS/RESULTS													
County Occupational Tax Revenue	$ 36,000.00	$ 45,000.00	$ 45,000.00	$ 45,000.00	$ 67,500.00	$ 67,500.00	$ 78,750.00	$ 78,750.00	$ 78,750.00	$ 78,750.00	$ 157,500.00	$ 157,500.00	
County Net Profits Tax Revenue	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	
County Property Tax Revenue	$ 1,160,000.00	$ 2,320,000.00	$ 3,480,000.00	$ 4,640,000.00	$ 4,640,000.00	$ 5,800,000.00	$ 5,800,000.00	$ 5,800,000.00	$ 5,800,000.00	$ 5,800,000.00	$ 5,800,000.00	$ 5,800,000.00	
School Property Tax Revenue	$8,010,000	$16,020,000	$24,030,000	$32,040,000	$32,040,000	$40,050,000	$40,050,000	$40,050,000	$40,050,000	$40,050,000	$40,050,000	$40,050,000	
Estimated Utility Gross Receipts Tax Revenue (To School)	$ 1,500,000.00	$ 3,000,000.00	$ 4,500,000.00	$ 4,800,000.00	$ 6,000,000.00	$ 7,500,000.00	$ 7,500,000.00	$ 7,500,000.00	$ 7,500,000.00	$ 7,500,000.00	$ 7,500,000.00	$ 7,500,000.00	
Fire Protection Revenue	$1,000,000	$2,000,000	$3,000,000	$4,000,000	$4,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	
Library Revenue	$640,000	$1,280,000	$1,920,000	$2,560,000	$2,560,000	$3,200,000	$3,200,000	$3,200,000	$3,200,000	$3,200,000	$3,200,000	$3,200,000	
Health Dept	$500,000	$1,000,000	$1,500,000	$2,000,000	$2,000,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	
Conservation Revenue	$100,000	$200,000	$300,000	$400,000	$400,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	
Extension Revenue	$420,000	$840,000	$1,260,000	$1,680,000	$1,680,000	$2,100,000	$2,100,000	$2,100,000	$2,100,000	$2,100,000	$2,100,000	$2,100,000	
													12-Year Total
Total Countywide Tax Revenue for the Year:	$ 13,366,000.00	$ 26,705,000.00	$ 40,035,000.00	$ 52,165,000.00	$ 53,387,500.00	$ 66,727,500.00	$ 66,738,750.00	$ 66,738,750.00	$ 66,738,750.00	$ 66,748,750.00	$ 66,827,500.00	$ 66,827,500.00	########

Assumptions:
Model does not account at all for temporary benefit of construction jobs & economic activity during buildout, which could be massive.
Model Begins in Year 1 of Company Operations
No Annual Escalation in Average Wage
Full City/County Participation in KBI incentive for 10 years
No increases in tax rates
No IRB or PILOT
No License fees or Motor Vehicle Taxes
500 MW Gross DC Output (We could be looking at 600-700. This would drive PVA Valuation up $1B per 100MW).
No revenue during construction/buildout

Thoughts on this letter

Chris LeMonds <chris.lemonds1@burgin.kyschools.us> Thu, Feb 12, 2026 at 1:59 PM
To: Clark Bob <mtmoriahfarms1@gmail.com>, Bradshaw Ben <benjamin.bradshaw@lge-ku.com>, bryan vandiviere <vandiviere@gmail.com>, Shannon Hopkins <S.Hopkins123@yahoo.com>, Monson Keith <krmonson1@yahoo.com>

Board,

Please see the attached letter and give me feedback if anything needs to be changed. Thanks

Chris LeMonds
Burgin Independent School
SUPERINTENDENT / PRINCIPAL
☎ (859) 748-4000
✉ chris.lemonds1@burgin.kyschools.us
🌐 www.burgin.kyschools.us
📍 440 East Main St. Burgin, KY 40310

Dear Members of the Burgin and Mercer County Community,-3.pdf
57K

Feb ~~14~~ 12 Draft of Feb 14 letter

Dear Members of the Burgin and Mercer County Community,

I am writing today to share important information and provide transparency regarding the proposed data center project being considered in Mercer County and what it could mean for the Burgin Independent School District and our community.

If approved and developed as projected, this data center has the potential to generate an estimated $25–30 million annually for our school district through increased tax revenue. For context, our district currently operates on approximately $4 million per year. This project could increase our total revenue to nearly $30 million annually, representing a transformational opportunity for Burgin Schools.

One of the most significant benefits of this increased revenue would be the ability for our Board of Education to drastically reduce property taxes for Burgin taxpayers. In fact, it is very possible that Burgin could have one of the lowest school tax rates in the entire state of Kentucky, while still increasing overall district revenue. This means meaningful financial relief for our families and local property owners.

At the same time, this investment would allow us to reinvest directly into our students, staff, and community in ways that are currently impossible under our existing budget.

With this level of stable funding, we would be able to:

- Recruit and retain the very best teachers and staff for our students
- Offer competitive salaries and benefits to support long-term stability
- Provide unlimited access to instructional resources and technology
- Build new, state-of-the-art facilities, including schools, gyms, auditoriums, and athletic complexes
- Upgrade and expand ballfields and extracurricular facilities
- Improve safety, transportation, and student services

In addition, this increased revenue would allow us to create new jobs right here in our community. We could place classroom aides in every classroom, hire additional teachers to expand academic and career programs, add new custodial positions, strengthen school security, and increase support staff to better serve our students. These investments would not only improve learning conditions, but also provide stable employment opportunities for local residents.

I can assure you that any increased funding would be used responsibly and strategically, with the primary focus always remaining on what is best for our students.

Perhaps most exciting, this funding would allow us to fully cover the tuition for a two-year associate degree for any Burgin student attending the Conover Academy. This would save families thousands and thousands of dollars per student and ensure that every graduate leaves high school with college credentials and career readiness. This opportunity alone would be life-changing for many of our families.

Beyond academics, I also envision the positive ripple effects this could bring to our community. With additional resources and community support, we could launch new programs, expand student opportunities, and strengthen local pride.

Maybe that even includes reviving our football program—one that hasn't lost a game since 1973. How special would it be to see Friday night lights return to Burgin? To watch our students experience the pride of cheering on their hometown team? To bring families and neighbors together once again around school traditions?

These are just some of the possibilities that could come from a stable, long-term revenue source of this magnitude.

It is also important to understand that this type of opportunity will happen for some community and some school district. Data centers are coming, and they are not going away. The only question is where they will locate.

If Mercer County and Burgin choose not to welcome this opportunity, another neighboring community and school district will. And if that happens, our residents may still help support this project. It has already been shared that anyone connected to the KU power grid could see a portion of the infrastructure costs reflected in utility rates, regardless of where the data center is ultimately built.

In other words, there is a strong possibility that we could help fund this project through our utilities without receiving the direct tax benefits if it is located elsewhere.

By choosing to embrace this opportunity locally, we position ourselves to receive the full return on investment—through major tax savings, expanded educational opportunities, job creation, and long-term community growth. Even if there were a minimal increase in utility costs, the financial benefits to our taxpayers, our schools, and our students would far outweigh that expense.

When comparing potential utility adjustments to dramatically lower property taxes, increased district revenue, new facilities, fully funded college pathways, expanded staffing, and improved student services, the return for our community would be significant.

I share this information because I believe our community deserves clear, honest facts as you consider this proposal. This decision will have long-term implications for our schools, our taxpayers, and our future. It is important that everyone understands both the opportunities and the potential impact.

My commitment has always been, and will always be, to do what is best for our students and our community. I believe this project presents an opportunity that could be truly transformative for Burgin and Mercer County. At the same time, I respect that thoughtful discussion and community input are essential in any major decision.

I encourage you to stay informed, ask questions, and engage in this process as we work together to determine what is best for our future.

Thank you for your continued support of our students, our schools, and our community.

Sincerely,
Chris LeMonds
Superintendent
Burgin Independent School District

Chris LeMonds <chris.lemonds1@burgin.kyschools.us>

Thoughts on this letter

bryan vandiviere <vandiviere@gmail.com> Fri, Feb 13, 2026 at 9:35 AM
To: Chris LeMonds <chris.lemonds1@burgin.kyschools.us>

Hi Chris,

I feel like less might be more here and trying to avoid going too deep into anything with sports based on the backlash seen online with the new football/track stadium Mecer is building... maybe something along these lines?

Dear Burgin and Mercer County Community,

We want to share clear information about the proposed data center project being considered in Mercer County and what it could mean for Burgin Independent Schools and our community as a whole.

If developed as projected, this facility could generate an estimated 25 to 30 million dollars annually in new tax revenue for our district. For perspective, our current operating budget is approximately 4 million dollars. This opportunity represents a transformative shift that could strengthen our schools, reduce financial pressure on taxpayers, and create lasting community benefits.

One of the most immediate impacts would be the potential to significantly lower school property taxes for Burgin residents, possibly among the lowest in Kentucky, while still dramatically increasing district funding. This means meaningful financial relief for families and property owners without sacrificing investment in education.

With stable, long term funding, we could responsibly reinvest in areas that directly benefit students and the community, including:

- Recruiting and retaining exceptional teachers and staff
- Offering competitive salaries and long term workforce stability
- Expanding instructional resources and modern technology
- Upgrading facilities, safety systems, and transportation
- Improving extracurricular and athletic spaces
- Creating new local employment opportunities within our schools

This level of investment would also allow us to strengthen career and college pathways, including the ability to support students pursuing associate degrees, helping families save thousands of dollars while preparing graduates for real world success.

Beyond academics, sustained funding creates ripple effects throughout the community. Strong schools attract families, support local employment, increase civic pride, and encourage long term growth.

It is important to recognize that projects of this scale will move forward somewhere. If our community chooses to welcome this opportunity, we position Burgin and Mercer County to receive the direct educational, financial, and economic benefits. If located elsewhere, we could still experience infrastructure impacts without the return on investment that strengthens our schools and tax base.

This decision is ultimately about stewardship, how we choose to invest in our students, protect taxpayers, and plan responsibly for the future. Thoughtful discussion and community engagement are essential, and we encourage residents to stay informed, ask questions, and participate in the conversation.

Our shared goal is simple. Create the strongest possible future for Burgin students, families, and community. This proposal represents an opportunity to do exactly that.

Thank you for your continued support of our schools and our community.

Sincerely,

Chris LeMonds

Superintendent

Burgin Independent School District

Thoughts on this letter

Chris LeMonds <chris.lemonds1@burgin.kyschools.us> Sat, Feb 14, 2026 at 11:58 AM
To: Clark Bob <mtmoriahfarms1@gmail.com>, Bradshaw Ben <benjamin.bradshaw@lge-ku.com>, bryan vandiviere <vandiviere@gmail.com>, Shannon Hopkins <S.Hopkins123@yahoo.com>, Monson Keith <krmonson1@yahoo.com>

I thought this was a good site with good information.

https://sabeydecaturdatacenter.com/?utm_source=chatgpt.com#concerns

On Thu, Feb 12, 2026 at 1:59 PM Chris LeMonds <chris.lemonds1@burgin.kyschools.us> wrote:

[Quoted text hidden]

Chris LeMonds
Burgin Independent School
SUPERINTENDENT / PRINCIPAL
☎ (859) 748-4000
✉ chris.lemonds1@burgin.kyschools.us
www.burgin.kyschools.us
440 East Main St. Burgin, KY 40310

Chris LeMonds <chris.lemonds1@burgin.kyschools.us>

Special Called Meeting and Agenda

1 message

Chris LeMonds <chris.lemonds1@burgin.kyschools.us> Sun, Feb 15, 2026 at 12:49 PM
To: Clark Bob <mtmoriahfarms1@gmail.com>, Bradshaw Ben <benjamin.bradshaw@lge-ku.com>, bryan vandiviere <vandiviere@gmail.com>, Shannon Hopkins <S.Hopkins123@yahoo.com>, Christi Ochs <christi.ochs@burgin.kyschools.us>, Monson Keith <krmonson1@yahoo.com>

We will be having a Special Called Board meeting on Monday Feb 16th at 3:15 in the Cafeteria. Attached is the agenda.

Chris LeMonds

Burgin Independent School

SUPERINTENDENT / PRINCIPAL

☎ (859) 748-4000

✉ chris.lemonds1@burgin.kyschools.us

www.burgin.kyschools.us

440 East Main St. Burgin, KY 40310

2026 2. February Special Called Meeting.docx
119K

BURGIN BOARD OF EDUCATION

PO Box B, 140 Burgin-Danville Road, Burgin, Kentucky 40310
859-748-4000 Central Office, 859-748-5282 School

Chris LeMonds, Superintendent
Bob Clark, Board Chair
Keith Monson, Board Vice Chair
Ben Bradshaw, Board Member
Shannon Hopkins, Board Member
Bryan Vandiviere, Board Member
Christi Ochs, Board Secretary
Barron Bradshaw, Student Representative

AGENDA

School Cafeteria; 3:15 p.m.
Wednesday, February 16th, 2026

Special Called Meeting

1. Approval Minutes from Feb 11th, 2026 Regular Board Meeting
2. Approval of Districts Statement on Data Center Impact
3. Next Meeting: Wednesday, March 4th, 2026, at 6:00pm in the School Cafeteria
4. Adjournment *(requires action)*

Our Three Pillars of Core Values

Equity
Achievement
Integrity

Our Mission

To engage, enable, and empower all students to become growing leaders for tomorrow.

Our Vision

To be a school where each student can develop to their fullest potential, teachers can teach to their potential, and expand learning opportunities for all.

NOTE- For privacy purposes, **Personnel Actions** and **Leaves** are no longer published in the Board Report. Documents from the Burgin Independent Schools meetings can be obtained through an Open Records Request.

Procedures for Closed Session Meetings will be followed per KRS 61.815

Procedures for Special Called Meetings will be followed per KRS 61.823

Procedures for Executive Session Meetings will be followed per KRS 61.810 (1)

PUBLIC PARTICIPATION AT BOARD MEETINGS

The Board encourages parents and community members to attend Board meetings. If there is an issue you want to talk about be sure it is one the Board should address. School level complaints or concerns should be addressed at the school level. A meeting with the school principal or the School-Based Decision Making (SBDM) Council is the best avenue for this. The purpose of the board is to establish policies for the entire district, not to settle disputes that could be resolved through other channels.

House Bill 121 requires a public comment period of at least 15 minutes at local school board meetings. Our agenda will reflect a 15-minute period at the end of our Board meeting. In accordance with Board Policy 01.421, you must sign in to speak on the sign-up sheet prior to the Board meeting.

Speakers will get 3-minutes to speak. Presentations shall not include defamatory or abusive remarks about the subject and shall be presented in a manner that is consistent with the orderly conduct of the meeting. The Board reserves the right to limit, extend, or terminate discussion on any subject.

BURGIN INDEPENDENT SCHOOLS

PO Box B, 140 Burgin-Danville Road, Burgin, Kentucky 40310
859-748-4000 Central Office, 859-748-5282 School

Chris LeMonds
Superintendent/Principal

Matt Grimes
Director of Pupil Personnel
& MS Assistant Principal

John Smith
Director of Operations and
Elem Assistant Principal

Brent Wagner
Director of Athletics and HS
Assistant Principal

Angie Bragg
Director of Special
Education, Preschool
& Food Service/Nutrition

Travis Kern
K-12 Counselor

Kristin Williams
Director of Technology and
Library Media Specialist

Jessica Sexton
Director of School Health
Services

Christi Ochs
Director of Finance &
Food Service

Melinda Sexton
Director of Human Resources

Board of Education
Bob Clark
Keith Monson
Ben Bradshaw
Shannon Hopkins
Brian Vandiviere

2/16/26

Community Information Update: Proposed Data Center in Mercer County

Dear Burgin Community,

In recent weeks, there has been discussion regarding a proposed large-scale data center project that may locate in Mercer County. While this project is still in the planning and approval stages, we want to provide clear and objective information about what a development of this magnitude could potentially mean from a financial standpoint for Burgin Independent School District and our local community.

It is important to state clearly:
Burgin Independent School District is not taking a position for or against this project. Our role is to provide transparent information so our community understands the possible financial implications should the project move forward.

Potential Financial Impact to the School District

Based on preliminary projections shared publicly, a large-scale data center development of this size could significantly increase the taxable property value within our district boundaries. If constructed as proposed, estimates suggest it could potentially generate between $25–$30 million annually in local school revenue.

To put this into perspective:

- Burgin Independent currently operates on approximately $4.9 million in annual revenue.
- A project of this scale could dramatically increase total district revenue.
- Increased property valuation could provide the Board of Education with options regarding the local school tax rate.
- The Board could potentially consider substantial reductions in property tax rates for property owners while still increasing total district revenue due to the expanded tax base.

Again, these figures are projections based on publicly discussed estimates and would depend on final construction, assessed value, and tax policy decisions.

What Increased Revenue Could Mean

If revenue were to increase at the levels projected, it could create opportunities such as:

- Expansion of academic programs and student services.
- Competitive salary increases to retain and recruit high-quality educators
- Investment in new or renovated facilities.
- Enhanced athletic and extracurricular programming.
- Potential expansion of dual credit and early college opportunities, including additional support for students participating in programs such as the Conover Academy partnership with Campbellsville University Harrodsburg.

Any future financial decisions would be made by the Burgin Board of Education in accordance with Kentucky law, community input, and long-term strategic planning.

Important Considerations

It is equally important to recognize:

- The project has not been finalized.
- Revenue estimates are projections and subject to change.
- Tax rate decisions would require formal Board action.
- Community feedback will remain an important part of any long-term planning discussions.

Our goal is to ensure that Burgin families and taxpayers have accurate information about how large economic development projects can affect school district finances.

We remain committed to transparency and will continue to share information as it becomes available.

Sincerely,

Chris LeMonds
Superintendent
Burgin Independent School District

Special Meeting
February 16, 2026 3:15 PM ET (2:15 CT)
School Cafeteria

Attendance Taken at 3:15 PM:

Present Board Members:
Mr. Robert Clark
Mr. Ben Bradshaw
Mrs. Shannon Hopkins
Mr. Bryan Vandiviere

Absent Board Members:
Mr. Keith Monson

1. Call to Order

2. Approval - Approval of Minutes from Feb 11th, 2026 Regular Board Meeting

Motion Passed: Approval - Approval of Minutes from Feb 11th, 2026 Regular Board Meeting passed with a motion by Mr. Ben Bradshaw and a second by Mrs. Shannon Hopkins.

4 Yeas - 0 Nays.

3. Approval of Districts Statement on Data Center Impact

Motion Passed: Approval of Districts Statement on Data Center Impact passed with a motion by Mr. Ben Bradshaw and a second by Mrs. Shannon Hopkins.

4 Yeas - 0 Nays.

4. Next Meeting: Wednesday, March 4th, 2026

5. Adjournment

Motion Passed: passed with a motion by Mr. Bryan Vandiviere and a second by Mrs. Shannon Hopkins.

4 Yeas - 0 Nays.

Chairperson

Superintendent

Chris LeMonds <chris.lemonds1@burgin.kyschools.us>

Special Called Board Meeting Feb 18th 3:30 PM

2 messages

Chris LeMonds <chris.lemonds1@burgin.kyschools.us> Tue, Feb 17, 2026 at 2:49 PM
To: Clark Bob <mtmoriahfarms1@gmail.com>, Bradshaw Ben <benjamin.bradshaw@lge-ku.com>, bryan vandiviere <vandiviere@gmail.com>, Shannon Hopkins <S.Hopkins123@yahoo.com>, Monson Keith <krmonson1@yahoo.com>, Christi Ochs <christi.ochs@burgin.kyschools.us>

Board,

We will have a Special Called Board Meeting Tomorrow Wednesday Feb 18th at 3:30PM. Please see the attached agenda.

--

Chris LeMonds
Burgin Independent School
SUPERINTENDENT / PRINCIPAL
☎ (859) 748-4000
✉ chris.lemonds1@burgin.kyschools.us
🌐 www.burgin.kyschools.us
📍 440 East Main St. Burgin, KY 40310

2026 2. February Special Called Meeting 2:18:26.docx
119K

Chris LeMonds <chris.lemonds1@burgin.kyschools.us> Tue, Feb 17, 2026 at 3:01 PM
To: Clark Bob <mtmoriahfarms1@gmail.com>, Bradshaw Ben <benjamin.bradshaw@lge-ku.com>, bryan vandiviere <vandiviere@gmail.com>, Shannon Hopkins <S.Hopkins123@yahoo.com>, Monson Keith <krmonson1@yahoo.com>, Christi Ochs <christi.ochs@burgin.kyschools.us>

Bryan has shared this information regarding the Environmental impact of a data center in our district as compared to existing manufacturing already in the County.

[Quoted text hidden]

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Chris LeMonds
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✉ chris.lemonds1@burgin.kyschools.us
🌐 www.burgin.kyschools.us
📍 440 East Main St. Burgin, KY 40310

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2 attachments

Planning and Zoning Executive Summary.pdf
43K

TECHNICAL APPENDIX.pdf
52K

Special Meeting
February 18, 2026 3:15 PM ET (2:15 CT)
School Cafeteria

Attendance Taken at 3:30 PM:

Present Board Members:
Mr. Robert Clark
Mr. Keith Monson
Mr. Ben Bradshaw
Mrs. Shannon Hopkins
Mr. Bryan Vandiviere

1. Call to Order

2. Approval - for Superintendent LeMonds to present ad share information to Planning and Zoning about the impacts of a Data Center in Burgin

Motion Passed: Approval for Superintendent LeMonds to present the amended statement at the Planning and Zoning meeting. passed with a motion by Mr. Ben Bradshaw and a second by Mrs. Shannon Hopkins.

5 Yeas - 0 Nays.

3. Approval to post a part time Elem Assistant Principal Position 2 day per week for the remainder of the school year - approx 25 days

Motion Passed: Approval for Superintendent LeMonds to present the amended statement at the Planning and Zoning meeting. passed with a motion by Mr. Bryan Vandiviere and a second by Mr. Keith Monson.

5 Yeas - 0 Nays.

4. Next Meeting: Wednesday, March 4th, 2026

5. Adjournment

Motion Passed: passed with a motion by Mr. Bryan Vandiviere and a second by Mr. Keith Monson.

5 Yeas - 0 Nays.

Chairperson

Superintendent

Special Called Board Meeting Feb 18th 3:30 PM

Chris LeMonds <chris.lemonds1@burgin.kyschools.us> Tue, Feb 17, 2026 at 3:01 PM
To: Clark Bob <mtmoriahfarms1@gmail.com>, Bradshaw Ben <benjamin.bradshaw@lge-ku.com>, bryan vandiviere <vandiviere@gmail.com>, Shannon Hopkins <S.Hopkins123@yahoo.com>, Monson Keith <krmonson1@yahoo.com>, Christi Ochs <christi.ochs@burgin.kyschools.us>

Bryan has shared this information regarding the Environmental impact of a data center in our district as compared to existing manufacturing already in the County.

[Quoted text hidden]

--

Chris LeMonds
Burgin Independent School
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www.burgin.kyschools.us
440 East Main St. Burgin, KY 40310

2 attachments

Planning and Zoning Executive Summary.pdf
43K

TECHNICAL APPENDIX.pdf
52K

Planning and Zoning Executive Summary

Environmental Impact Comparison

Proposed Data Center vs. Existing Manufacturing Facilities

Mercer County, Kentucky

Purpose

This summary provides a category-based environmental comparison between a proposed data center and existing industrial facilities in Mercer County (including glass manufacturing, automotive component manufacturing, and tissue production). The analysis references federal and state regulatory frameworks, including:

- EPA ECHO (Enforcement & Compliance History Online)
- EPA Toxic Release Inventory (TRI)
- Kentucky Division for Air Quality (DAQ) permits
- Clean Air Act major source thresholds
- 40 CFR Part 63 Subpart ZZZZ (Emergency Generators)
- 40 CFR Part 112 (Spill Prevention, Control & Countermeasure – SPCC)

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1. Air Emissions

Existing Manufacturing Facilities

Industrial facilities such as glass production and tissue manufacturing commonly operate under:

- Title V Major Source Air Permits (Clean Air Act)
- Continuous process emissions tied to production
- Combustion units (boilers, furnaces)
- Ongoing stack emissions of criteria pollutants (NOx, SO_2, CO, PM)

Under the Clean Air Act, a "major source" typically exceeds:

- 100 tons/year of criteria pollutants
- 10 tons/year of a single Hazardous Air Pollutant (HAP)
- 25 tons/year combined HAPs

Facilities meeting these thresholds report through EPA ECHO and, when applicable, the TRI program.

These emissions are production-driven and continuous.

Proposed Data Center

A data center does not conduct combustion-based manufacturing, chemical processing, or high-temperature industrial production.

Primary on-site emission source:
- Emergency backup generators

Federal regulation:
- 40 CFR Part 63 Subpart ZZZZ
- Operation limited to emergencies, maintenance, and testing
- Not permitted for continuous base-load generation

Data centers typically fall under minor source permitting unless generator capacity exceeds major source thresholds.

Key distinction:
Manufacturing = continuous process emissions
Data center = limited, regulated backup emissions

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2. Water Use & Discharge

Manufacturing Facilities

Typically involve:
- Process water consumption
- Industrial wastewater discharge under NPDES permits
- Effluent monitoring requirements
- Potential TRI chemical reporting

Discharge data and compliance records are publicly available via EPA ECHO.

Proposed Data Center

Cooling system design determines water impact.

If closed-loop cooling is used:

- Cooling fluid is recirculated
- Significantly reduced freshwater consumption compared to evaporative systems
- No process wastewater stream
- Minimal chemical discharge risk

Closed-loop systems materially lower water demand compared to evaporative cooling towers commonly used in older facilities.

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3. Hazardous Materials & Fuel Storage

Manufacturing

- Industrial chemical storage
- Potential TRI reporting
- Risk Management Plans (if thresholds met)

Data Center

Primary materials:

- Diesel fuel for backup generators
- Battery storage systems

Federal SPCC requirements (40 CFR Part 112) apply if fuel storage exceeds 1,320 gallons:

- Secondary containment
- Inspection requirements
- Spill prevention planning

Data centers generally do not trigger TRI reporting due to absence of chemical manufacturing.

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4. Electricity & Grid Impact

Electricity demand is a regional grid issue, not a localized emission source.

- Kentucky Utilities operates under Kentucky Public Service Commission oversight.
- Grid upgrades are reviewed and approved at the state level.
- Cost allocation is structured across the utility's service territory, not

assigned exclusively to the host municipality.

Environmental impacts from electricity generation occur at power plants, not at the data center property.

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5. Structural Environmental Comparison

Impact Category	Existing Manufacturing	Proposed Data Center
Continuous Process Emissions	Yes	No
Major Source (Title V)	Common	Less common
TRI Reporting	Often	Rare
Chemical Processing	Yes	No
Emergency Generators	Sometimes	Yes (regulated)
Closed-Loop Cooling Option	N/A	Yes
SPCC Fuel Regulation	Yes	Yes

Conclusion

From a regulatory and structural standpoint:

- Existing industrial facilities operate with continuous production-related emissions.
- A data center's on-site emissions are primarily limited to regulated backup generators.
- Closed-loop cooling significantly reduces water demand relative to evaporative systems.
- Hazardous material oversight is governed under established federal rules.
- Grid impacts are managed through statewide regulatory processes.

The environmental profile of a data center is fundamentally different from heavy manufacturing and is generally narrower in scope regarding on-site emissions and discharge.

Planning decisions should be guided by documented permit classifications, emissions thresholds, water usage projections, and regulatory compliance requirements.

TECHNICAL APPENDIX

Mercer County Environmental Permit Review

Existing Industrial Facilities vs. Proposed Data Center

A. Clean Air Act Permit Classifications

1. Corning (Glass Manufacturing – Mercer County)

Industry Type: Glass production
Typical Air Classification: Title V Major Source (based on glass furnace emissions)
Regulatory Framework: Clean Air Act – Title V

Glass manufacturing facilities commonly emit:

- Nitrogen Oxides (NOx)
- Sulfur Dioxide (SO_2)
- Carbon Monoxide (CO)
- Particulate Matter (PM)
- Hazardous Air Pollutants (HAPs) including metals

Major Source Threshold (Clean Air Act):

- ≥100 tons/year criteria pollutants
- ≥10 tons/year single HAP
- ≥25 tons/year combined HAPs

Glass furnace operations typically operate continuously and require stack monitoring and annual reporting.

Public Data Source:
EPA ECHO facility profile
Kentucky DAQ Title V permit records

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2. Essity (Tissue Production)

Industry Type: Paper/Tissue Manufacturing
Permit Type: Frequently Title V Major Source
Emission Sources:

- Boilers

- Combustion units
- Drying systems
- Process vents

Paper and tissue manufacturing often involve:

- Continuous combustion emissions
- NPDES wastewater discharge permits
- Potential TRI chemical reporting (bleaching agents, process chemicals)

Public Data Source:
EPA TRI database
EPA ECHO compliance history
Kentucky DAQ Air Permit records

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3. Toyota Boshoku / Hitachi (Automotive Components)

Industry Type: Automotive component manufacturing
Permit Type: Minor or Major depending on coating and solvent use
Common Emission Categories:

- Volatile Organic Compounds (VOCs)
- Combustion-related pollutants from boilers
- Surface coating emissions

Some facilities may report under TRI if solvent or coating thresholds are exceeded.

Public Data Source:
EPA ECHO
EPA TRI
Kentucky DAQ permits

B. Data Center Environmental Classification

1. Air Emissions

Primary emission source:

- Emergency diesel generators

Regulation:

- 40 CFR Part 63 Subpart ZZZZ

- National Emission Standards for Hazardous Air Pollutants (NESHAP)

Operational limits:

- Emergency operation only
- Limited hours for maintenance/testing
- Not authorized for continuous base-load generation

Unless generator capacity exceeds Clean Air Act major source thresholds, most data centers operate under Minor Source permits.

Key Structural Difference:
Manufacturing = continuous process emissions
Data center = intermittent, regulated emergency emissions

C. Water Use & Discharge

Existing Manufacturing

Facilities such as tissue or glass production commonly operate under:

- NPDES discharge permits
- Effluent monitoring requirements
- Wastewater reporting

These permits regulate:

- Suspended solids
- pH
- Chemical discharge limits
- Temperature

EPA ECHO displays discharge compliance history.

Proposed Data Center

Cooling design determines impact.

If closed-loop cooling is utilized:

- Cooling water is recirculated
- Significantly reduced freshwater consumption
- No industrial process wastewater stream
- Typically no continuous chemical discharge

Closed-loop systems materially reduce water withdrawal compared to evaporative cooling towers.

D. Hazardous Materials & Fuel Storage

Manufacturing Facilities

May involve:

- Industrial chemical storage
- TRI reporting
- Risk Management Plans (if threshold quantities exceeded)

Data Center

Primary materials:

- Diesel fuel for generators
- Battery systems
- Cooling fluid

SPCC applicability:
40 CFR Part 112 applies when aboveground fuel storage exceeds 1,320 gallons.

Requirements:

- Secondary containment
- Written spill prevention plan
- Periodic inspection

Data centers typically do not trigger TRI reporting due to absence of chemical manufacturing processes.

E. Emissions Threshold Comparison

Category	Existing Manufacturing	Proposed Data Center

Continuous Stack Emissions	Yes	No
Title V Major Source	Common	Less common
TRI Reporting	Often	Rare
Process Wastewater	Yes	No
Emergency Generators	Sometimes	Yes (regulated)
Chemical Production	Yes	No

F. Electricity Demand

Electricity demand impacts occur at:

- Power generation facilities
- Regional grid infrastructure

Kentucky Utilities operates under Kentucky Public Service Commission oversight.

Grid upgrades are evaluated at the state level and cost recovery is structured across the KU service territory.

On-site data center emissions do not include power plant emissions.

G. Regulatory Oversight Summary

All facility types in Mercer County are subject to:

- Clean Air Act permitting
- Kentucky DAQ oversight
- EPA compliance monitoring
- NPDES discharge regulation (if applicable)
- SPCC fuel storage regulation (if applicable)

The difference is in emission profile:

Manufacturing facilities emit as part of ongoing production.

Data centers emit primarily during emergency backup events and do not conduct chemical or combustion-based production processes.

H. Recommendation for Planning & Zoning

Prior to approval, request:

- Kentucky DAQ air permit classification (major vs minor)
- Generator count and total MW capacity
- Projected annual generator runtime hours
- Written confirmation of cooling system type
- Estimated annual water consumption
- SPCC fuel storage plan
- Stormwater management plan

These measurable criteria allow objective comparison.

Chris LeMonds <chris.lemonds1@burgin.kyschools.us>

Environmental Impact results

bryan vandiviere <vandiviere@gmail.com>
To: Chris LeMonds <chris.lemonds1@burgin.kyschools.us>

Tue, Feb 17, 2026 at 5:56 PM

Here are the sources and references attached.

Bryan
[Quoted text hidden]

2 attachments

Defensible Environmental Impact Comparison of a Proposed Data Center Versus Major Industrial Facilit.pdf
69K

Environmental Comparison of a Proposed Data Center and Existing Industrial Facilities in □entity□["p.pdf
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Defensible Environmental Impact Comparison of a Proposed Data Center Versus Major Industrial Facilities in Mercer County, Kentucky

Executive summary

This report provides a defensible, apples to apples framework for comparing the environmental footprint of a hypothetical new data center in Mercer County, Kentucky [1] to major existing industrial employers in and around Harrodsburg, Kentucky [2] : Corning Incorporated [3] (glass manufacturing), Essity [4] (paper/ hygiene products), Toyota Boshoku Kentucky, LLC [5] (automotive parts), and Hitachi Automotive Systems Americas, Inc. [6] (automotive component manufacturing). For the proposed data center, project specific permit filings were not available in the sources collected for this response, so the data center is modeled using explicit assumptions and sensitivity ranges, consistent with your request.

Key high confidence takeaways from primary or quasi primary public sources are:

A data center's dominant environmental footprint is usually indirect: electricity demand (and the associated grid emissions factor), plus direct water use if evaporative cooling is chosen. The U.S. Environmental Protection Agency's ECHO Air Pollutant Report and its companion data downloads are designed to enable apples to apples comparisons of facility level emissions across programs (NEI, GHGRP, TRI, CAMD), but they require facility identifiers and the most relevant facility record year. [7]

For a 50 MW IT load example, total site electricity use scales directly with PUE. Using PUE 1.2–1.5 brackets a typical "newer efficient to older average" range (industry wide averages reported by Uptime have been around ~1.55–1.59 in recent years, with 2023 average reported at 1.58), yielding roughly 526–657 GWh per year total electricity. [8]

On site air emissions for most data centers are driven primarily by backup generators and their testing schedule, not by continuous process stacks. EPA's AP-42 is a standard reference for order of magnitude engine emissions factors when site specific test data are absent (with important caveats about uncertainty). [9]

For the existing industrial facilities in Mercer County, this report identifies where the required primary permit datasets should be pulled (Kentucky DAQ air permits and KPDES/NPDES permits, and EPA ECHO/TRI), but does not yet reproduce complete facility by facility annual pollutant totals because the relevant permit documents and ECHO facility specific emission tables for each of the listed facilities were not retrievable in the sources available for this run. This is explicitly treated as a data gap, with recommended questions and "exact document asks" included.

Scope, framing, and primary data sources

What "apples to apples" means in this context

To be defensible, comparisons should avoid mixing "actual emissions" (reported inventories or measured data) with "allowable emissions" (permit limits or potential to emit). This report therefore recommends two parallel comparisons:

Actual or inventoried annual emissions by pollutant (NOx, SO2, PM2.5, VOC, CO, CO2e if reported, and HAPs), by year and by program source (NEI, GHGRP, TRI stack and fugitive air, CAMD). The ECHO Air Pollutant Report is specifically built to present these programmatic datasets at the facility level, across the most recent ten years of available reporting (noting NEI is triennial, while GHGRP and TRI are annual where applicable). [10]

Permitted or "allowable" emissions (Title V or state origin permit limits), extracted from Kentucky Division for Air Quality permit documents. Kentucky's air permitting program distinguishes major vs minor sources and provides an online permit search portal. [11]

Core primary sources to use

EPA ECHO for consolidated facility level emissions and regulatory linkages: ECHO's Air Pollutant Report consolidates NEI (via EIS), GHGRP, TRI, and CAMD, with important notes about program overlap and non additivity between programs. [10] ECHO also publishes an "Air Emissions Dataset" data download with standardized fields (reporting year, facility registry ID, pollutant name, annual emission value, unit). [12]

EPA eGRID for electricity related emissions factors. eGRID provides state and subregion output emissions rates and is the standard EPA dataset for linking electricity consumption to grid emissions intensity. [13]

Kentucky DAQ air permitting records. Kentucky's Energy and Environment Cabinet provides a searchable database of regulated sources and their permitting activities, and identifies major and minor permitting thresholds. [11]

Facility and community context sources used here to confirm local presence (not emissions). Corning's Harrodsburg plant is identified as a long running manufacturing facility in local economic reporting. [14] Essity's Harrodsburg facility and employment size are described in local reporting. [15] Toyota Boshoku's Harrodsburg air permit renewal materials are publicly posted by Kentucky DAQ. [16] Hitachi's Harrodsburg presence is referenced in litigation documents. [17]

Data collection and standardization flow

```
flowchart TD
  A[Define facilities and study boundary: Mercer County] --> B[Collect facility identifiers]
  B --> B1[KY DAQ source ID and permit IDs]
  B --> B2[ECHO/FRS registry IDs and program IDs]
  B --> C[Pull air emissions by pollutant and year]
  C --> C1[ECHO Air Pollutant Report: NEI, GHGRP, TRI air, CAMD]
  C --> C2[KY DAQ permits: allowable/PTE by pollutant]
  B --> D[Pull water and wastewater]
  D --> D1[NPDES/KPDES permits and DMRs]
  D --> D2[Cooling design and withdrawal sources (developer filings)]
  B --> E[Pull chemicals and waste]
  E --> E1[TRI releases and waste managed]
  E --> E2[RCRA hazardous waste generator status]
  A --> F[Model proposed data center if filings missing]
  F --> F1[Assume IT load, PUE range, generator fleet, testing hours]
  F --> F2[Compute energy, CO2e using eGRID; compute water range by cooling
type]
  C2 --> G[Normalize units: lb/year, tons/year; CO2e; gallons/day, gallons/year]
  D1 --> G
  E1 --> G
  F2 --> H[Compare facilities across metrics + sensitivity bands]
  H --> I[Community implications, data gaps, developer/utility/regulator
questions]
```

Air emissions and greenhouse gases

What ECHO can provide for the four existing facilities

The ECHO Air Pollutant Report is designed to provide facility level aggregates by pollutant and EPA program across the ten most recent years of data, consolidating NEI (triennial inventories), GHGRP direct emissions (for reporters), TRI air releases (stack and fugitive for TRI chemicals), and CAMD (for covered power units). It also cautions that pollutants reported under multiple programs should not be added together because programs differ in scope and methods. [10]

For an apples to apples industrial comparison, the target data pull for each Mercer County facility should therefore be:

NEI criteria pollutants and HAPs for the most recent NEI year available in ECHO (ECHO notes the most recent NEI dataset it uses is NEI 2020, with a January 2023 version). [18]

TRI air releases for TRI reportable chemicals as applicable (and for facilities that meet TRI reporting thresholds). [19]

GHGRP direct CO2e, but only if a facility is a GHGRP "direct emitter" reporter. [20]

Modeled data center air emissions

Indirect emissions from electricity

A data center's indirect CO2e is calculated as:

Annual electricity (MWh/year) × grid emission factor (CO2 per MWh)

EPA's eGRID provides the state and subregion output emissions rates used for this kind of calculation, and publishes "Summary Tables" by year (for example, eGRID2022 and eGRID2023 summary tables). [13]

For an illustrative 50 MW IT load data center, annual electricity use depends on PUE:

Total facility power = IT load × PUE
Annual electricity = total facility power × 8,760 hours

Using PUE 1.2–1.5, total annual electricity is about 526–657 GWh/year (see chart "Illustrative data center electricity use vs PUE"). This PUE range is consistent with industry reporting that average PUE has been around the mid 1.5s in recent years (2023 average 1.58), while newer best practice facilities may be lower. [8]

Because the actual Mercer County grid emissions factor is location and year specific, you should treat the CO2e chart ("Illustrative data center indirect CO2 vs grid intensity") as a sensitivity plot that becomes "site specific" once you insert the correct eGRID subregion factor for the interconnecting utility. [21]

Direct emissions from backup generators

Most data centers have backup generators sized to support critical load, but they operate intermittently (testing, maintenance, rare outage events). When a facility's air permit application is not yet available, a first pass estimate can use EPA emissions factor references like AP-42 for diesel industrial engines to develop order of magnitude criteria pollutant and air toxic estimates, subject to the major caveat that AP-42 factors can be uncertain and should be replaced with site specific stack test data or manufacturer certified data when available. [9]

A placeholder, explicitly assumed test schedule for sensitivity analysis (replace with actual permit conditions if proposed):

Testing at 1 hour/week per generator (52 hours/year) plus additional maintenance runs as required. Your permit should specify allowed testing hours, whether testing must be non-emergency, and any seasonal or hourly restrictions.

If a proposed data center's permit application includes the generator count, engine tier or aftertreatment, and run hour limits, you can compute annual NOx, PM2.5, VOC, CO, SO2, and potentially formaldehyde and other HAP proxies using the permitted emission factors and annual hours. The outcome is usually that generators dominate local on site NOx and PM impacts during their brief operation window, even if annual totals remain small compared with continuous industrial process sources.

Kentucky DAQ permit context for one facility

Toyota Boshoku Kentucky's Harrodsburg facility has publicly posted Kentucky DAQ materials indicating it is seeking renewal of an existing "Conditional Major Operating Permit" (permit ID F-020-018) and references an associated source ID (21-167-00026), with the permit renewal request noting decommissioning of an adhesive spray booth unit. [22] A separate Kentucky DAQ public notice indicates the company applied for a permit renewal to operate. [23]

For a full apples to apples air comparison, the next step is to extract from the finalized permit (or draft if under review) the facility's allowable annual emissions (tons/year) by pollutant and HAP totals, then compare against inventoried emissions (NEI, if available) for the same facility year.

Water use and wastewater

Data center cooling is the primary driver of direct water use

For data centers, direct onsite water use depends strongly on cooling design: air cooled mechanical systems can dramatically reduce or eliminate cooling water consumption, while evaporative cooling can consume substantial volumes of water as part of heat rejection. Public reporting varies, and not all data centers disclose direct water use. [24]

Order of magnitude context from public reporting illustrates the range of possible outcomes: one widely cited estimate reported by Reuters (attributing to Verisk Maplecroft) suggests an average "mid size" data center may use about 1.4 million liters of water per day for cooling, while emphasizing variability by design and context. [25] The Environmental and Energy Study Institute has stated that large data centers can consume up to 5 million gallons per day, reflecting an upper bound rather than a typical case. [26]

The chart "Illustrative data center direct water use vs cooling water intensity" shows how direct water use scales with electricity consumption and a chosen onsite water intensity assumption (gal/kWh). This is intentionally presented as a sensitivity curve because the correct way to make it defensible is to require a project specific cooling water balance from the developer (gallons/day and gallons/year), including seasonal peaks.

Wastewater and NPDES/KPDES linkages

Wastewater impacts for a data center typically include sanitary wastewater and, if evaporative cooling is used, blowdown or other process wastewater streams that may need permit coverage depending on discharge pathway. For industrial facilities, wastewater impacts are governed through NPDES/KPDES permits and discharge monitoring reports (DMRs). ECHO's water datasets and ICIS-NPDES integration are intended to support upstream access to permit and monitoring records, but site specific permit IDs are required for extraction. [18]

Kentucky provides a permit search pathway intended to allow public access to permit records and permitting activity, with searches keyed to "Agency Interest" identifiers. [27]

Chemicals, solid and hazardous waste, land, traffic, noise, and fuel risk

TRI releases and hazardous waste

ECHO's Air Pollutant Report framework explicitly includes TRI air emissions (stack and fugitive air emissions for TRI chemicals), but TRI results depend on whether a facility meets TRI reporting thresholds for listed chemicals and its NAICS category. [19]

Data centers typically have fewer TRI reportable process chemicals than many manufacturing facilities, but can have significant onsite quantities of diesel fuel for emergency power, and may store other chemicals for water treatment if evaporative cooling is used. A defensible comparison should therefore:

Use TRI (if applicable) to compare air releases and total waste managed for consistent years.

Use RCRA generator status and hazardous waste manifests (where publicly available) to compare hazardous waste generation category and history.

Land use and impervious surface

Land and impervious surface affect stormwater runoff and local flood risk. For an apples to apples comparison, use site plans and stormwater permits for both the data center parcel and industrial parcels to quantify:

Total disturbed acreage during construction, final impervious area (square feet or acres), and stormwater detention design assumptions.

The Mercer County comprehensive plan provides broader land use planning context but does not substitute for parcel specific site plans and stormwater drawings. [28]

Traffic and construction impacts

Data center construction can generate short term truck traffic (concrete, steel, electrical gear), while normal operations often involve relatively low daily staffing and fewer routine truck trips compared with many manufacturing operations. A defensible comparison requires a construction traffic management plan and operations logistics plan for each facility class, with specific truck trips/day and peak hour estimates.

Noise and emergency fuel storage

Data center noise risks are typically dominated by generator testing events and mechanical cooling equipment. Industrial facilities may have more continuous equipment noise depending on process. In both cases, the defensible approach is to require a modeled property line noise study (day/night) and identify mitigation (acoustic enclosures, berms, setbacks).

Emergency diesel storage creates risk pathways (spill, fire) that should be addressed through secondary containment and spill response planning. Even without assuming a specific storage volume, requiring the developer to disclose total diesel storage (gallons), refueling logistics, and spill prevention controls is essential for an apples to apples comparison.

Side by side comparison table with current values and explicit gaps

The table below captures what can be stated now from the collected sources versus what remains needed from ECHO, KY DAQ permits, NPDES/KPDES permits, and developer filings to complete a fully numeric comparison.

Metric	Proposed data center in Mercer County (modeled)	Corning Harrodsburg facility	Essity Harrodsburg facility	Toyota Boshoku Harrodsburg facility	Hitachi Harrodsburg facility
Facility characterization	Hypothetical 50 MW IT load scenario; PUE sensitivity 1.2–1.5 anchored to published industry averages. [8]	Identified as a long running Harrodsburg manufacturing site in local reporting. [14]	Harrodsburg facility described as an operating site in local reporting. [15]	Kentucky DAQ documents show renewal of Conditional Major Operating Permit F-020-018; source ID 21-167-00026. [29]	Harrodsburg location referenced in litigation documents. [17]
Annual air emissions: NOx, SO2, PM2.5, VOC, CO	Direct: primarily generators, dependent on fleet and testing hours (unknown until permit filing). Emissions factors can be estimated via AP-42 for order of magnitude. [9]	Not extracted in this run; requires KY DAQ permit allowable emissions and/or ECHO Air Pollutant Report for NEI/TRI. [30]	Same gap; requires KY DAQ permit and/or ECHO Air Pollutant Report. [30]	Permit renewal exists; allowable emissions by pollutant must be extracted from the permit to compare. [31]	Same gap; requires KY DAQ permit and/or ECHO Air Pollutant Report. [30]

Metric	Proposed data center in Mercer County (modeled)	Corning Harrodsburg facility	Essity Harrodsburg facility	Toyota Boshoku Harrodsburg facility	Hitachi Harrodsburg facility
CO2 or CO2e: direct emissions	Typically minimal unless onsite boilers or significant onsite combustion beyond generators. Generator CO2 depends on run hours.	Unknown in current sources; could be present if facility reports to GHGRP. ECHO Air Pollutant Report would show GHGRP if applicable. [20]	Same. [20]	Same; permit shows major status but does not itself confirm GHGRP reporting. [22]	Same. [20]
CO2e: indirect electricity	Approximately 526–657 GWh/yr for 50 MW IT load at PUE 1.2–1.5; convert using EPA eGRID state or subregion factor (not inserted here). [32]	Requires electricity use data (often not public) or proxy via production and energy reporting; indirect emissions not generally in ECHO unless GHGRP fuel combustion reported. [20]	Same gap. [20]	Same gap. [20]	Same gap. [20]
Generator fleet and testing schedule	Backup generators likely major onsite air source; schedule should be specified in air permit. Test schedule assumed for sensitivity (1 hr/week) until filed.	Unknown.	Unknown.	Permit renewal indicates equipment modifications; generator details not extracted here. [22]	Unknown.

Metric	Proposed data center in Mercer County (modeled)	Corning Harrodsburg facility	Essity Harrodsburg facility	Toyota Boshoku Harrodsburg facility	Hitachi Harrodsburg facility
Water use: withdrawals and consumption	Entirely design dependent: air cooled can be near zero cooling water; evaporative can be very large. Public reporting indicates wide variability (order of magnitude examples exist). [33]	Not extracted; requires water withdrawal and wastewater permit data, plus process water needs.	Not extracted; same.	Not extracted; same.	Not extracted; same.
Wastewater discharges: NPDES/KPDES	Sanitary + possible cooling blowdown; requires confirming discharge pathway and permits.	Requires KPDES permit review and DMRs if direct discharger. [18]	Same. [18]	Same. [18]	Same. [18]

Metric	Proposed data center in Mercer County (modeled)	Corning Harrodsburg facility	Essity Harrodsburg facility	Toyota Boshoku Harrodsburg facility	Hitachi Harrodsburg facility
TRI releases and hazardous waste	Likely low TRI unless chemical thresholds met; diesel storage and water treatment chemicals are key risk drivers. ECHO Air Pollutant Report can include TRI air emissions where reported. [19]	Requires TRI determination. [20]	Requires TRI determination. [20]	Requires TRI determination. [20]	Requires TRI determination. [20]
Land use and impervious surface	Often large roofs and paved yards; quantify via site plan and stormwater design.	Requires parcel and stormwater documentation.	Same.	Same.	Same.
Traffic: construction and operations	Construction periodic heavy truck traffic; operations typically modest daily trips.	Requires traffic documentation.	Same.	Same.	Same.

Metric	Proposed data center in Mercer County (modeled)	Corning Harrodsburg facility	Essity Harrodsburg facility	Toyota Boshoku Harrodsburg facility	Hitachi Harrodsburg facility
Noise	Generator tests and cooling equipment dominate; require property line modeling and mitigation.	Requires noise assessment.	Same.	Same.	Same.
Emergency fuel storage risk	Major issue for data centers; require disclosure of total diesel gallons, secondary containment, spill response planning.	Depends on operations and fuel storage.	Same.	Same.	Same.

Community implications and recommended questions for a complete, defensible record

A "data center vs industrial" comparison is often less about whether one has impacts and more about which impacts dominate and where they occur. Data centers tend to shift much of their footprint to the electricity system and cooling water system, while many industrial plants have more continuous onsite process emissions and wastewater streams. ECHO and Kentucky's permitting systems are explicitly designed to make these impacts auditable with public records, but the comparison becomes rigorous only when the specific permit pages and facility identifiers are assembled for all facilities. [34]

To close the data gaps above in a way that is useful for public meetings and permitting comment periods, the most efficient set of "answerable" questions is:

Questions to the data center developer (should be answered with drawings, water balances, and permit application pages) What IT load (MW), buildout phasing, and expected PUE design target will be committed contractually (not just aspirational)? PUE matters because it drives annual electricity. [8]

What cooling technology will be installed in each phase (air cooled, evaporative, hybrid), and what is the seasonal maximum and annual average water withdrawal and consumption (gallons/day and gallons/year)?

Given the wide variability reported publicly, the only defensible answer is a project specific water balance. [35]

How many generators, what size, what emissions certification tier or aftertreatment, and what maximum annual run hours for testing and maintenance will be requested in the air permit? What are the proposed testing restrictions (time of day, seasonal limits)?

What is total onsite diesel storage capacity, what secondary containment and spill control is designed, and what refueling truck frequency is expected?

Questions to the electric utility and regional planners What is the requested interconnection capacity (MW), what upgrades are required (substation, transmission), and what is the expected in service date by phase?

What emissions factor should be used for the marginal electricity serving the site for planning purposes (eGRID subregion factor is a common starting point for annual average emissions, but marginal impacts may differ)? [21]

Questions to Kentucky regulators For each of the four major industrial facilities and the proposed data center, what are the current air permit IDs and the allowable annual emissions by pollutant (NOx, SO2, PM2.5, VOC, CO, HAP totals), and where are those permit documents posted for public review? Kentucky's air permitting program and its permit search pathway are intended to provide this access. [11]

For each facility, what KPDES/NPDES permits apply, what outfalls exist, and what pollutants are monitored in DMRs (and are there any recent exceedances)?

If you want the next iteration of this report to be fully numeric for all four existing facilities, the single highest leverage input is the set of current permit documents (air permits and KPDES permits) or, equivalently, the facility registry IDs needed to pull their ECHO Air Pollutant Report tables and water permit pages. ECHO explicitly publishes the datasets and schemas needed for this comparison once those IDs are assembled. [36]

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[1] [13] [21] https://www.epa.gov/egrid
https://www.epa.gov/egrid

[2] [3] [5] [7] [10] [19] [20] [34] https://echo.epa.gov/help/reports/air-pollutant-report-help
https://echo.epa.gov/help/reports/air-pollutant-report-help

[4] [18] https://echo.epa.gov/resources/echo-data/about-the-data
https://echo.epa.gov/resources/echo-data/about-the-data

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ChatGPT

Environmental Comparison of a Proposed Data Center and Existing Industrial Facilities in Mercer County [1]

Executive summary

Community discussion in Mercer County has focused on the possibility of a large scale data center development, with local news reporting public concern and public meetings, while also noting that as of mid January 2026 no formal application had been submitted for a data center anywhere in Mercer County. [2]

Because no project level application or permit package is publicly available in the sources reviewed here, the data center side of this comparison must be modeled using explicit assumptions. The comparison below uses a conservative, transparent reference case of **50 MW IT load** with **PUE 1.2–1.5**, and it separates (a) **direct on site impacts** (primarily emergency generators) from (b) **indirect grid impacts** (electricity generation emissions) and (c) **cooling water consumption** (highly design dependent). [3]

On an apples to apples basis, the most consequential environmental attribute of a data center is often **electricity demand** and the associated **regional power sector emissions**, not routine on site combustion. Using eGRID [4] state output emission rates for Kentucky, a 50 MW IT data center at PUE 1.3 would use about **569,400 MWh per year** and would be associated with roughly **493,000 tons per year of CO2e** (Kentucky average) plus criteria pollutant rates of about **256 tons per year of NOx** and **373 tons per year of SO2** (again using the Kentucky average output emission rates). [5]

By contrast, modeled emissions from routine backup generator maintenance and testing are usually far smaller than grid associated emissions. EPA's stationary engine rules describe that emergency engines may operate for **up to 100 hours per year for maintenance and testing**, and EPA AP 42 provides emission factors for large stationary diesel engines (including NOx, CO, PM, and CO2). [6] Under an illustrative generator fleet assumption (60 MW of standby generation, tested 52 hours per year at 50% load), direct generator emissions are on the order of **about 14–25 tons per year of NOx** (depending on whether a "controlled NOx" factor is used), and about **1,200 tons per year of CO2**, which is small relative to the modeled grid associated CO2e above. [7]

Water impacts are the second major swing factor. Using published water usage effectiveness (WUE) discussion as a practical planning metric, a 50 MW IT facility can range from near zero water consumption (air cooled or closed loop designs) to hundreds of thousands of gallons per day if evaporative cooling is used. The reference WUE value used for illustration here is **about 1.9 L per kWh of IT energy** (an "average" benchmark cited in public facing summaries), which would equate to roughly **0.60 million gallons per day on average** for a 50 MW IT load (if that WUE applied). [8]

For the named existing Mercer County industrial facilities, the most defensible apples to apples comparison requires pulling the same categories of primary records for each site: air permits or emissions inventories, NPDES / KPDES permits and discharge monitoring reports, TRI submissions, and hazardous waste handler records. In the sources successfully retrieved in this session, the strongest quantified baseline found was for Corning [9] via TRI Explorer and for Toyota Boshoku [10] via Kentucky air permitting documents, while comparable quantified permit based emissions and water metrics for Essity [11] and Hitachi [12] were not located in the accessible sources reviewed (and therefore are explicitly flagged as data gaps rather than estimated). [13]

Scope and methods

This report compares a **modeled** data center in Mercer County against four existing major industrial employers discussed locally: Corning, Essity, Toyota Boshoku, and Hitachi. The requested comparison attributes are: annual air emissions, generator emissions and test schedules, indirect grid emissions, water use, wastewater permits, TRI releases and hazardous waste, land use, traffic, noise, and fuel storage risk.

Primary source priority in the work performed here was:

- TRI facility level reporting via **TRI Explorer** [14] (used successfully for Corning). [15]
- Kentucky air permit documentation available online (used successfully for Toyota Boshoku via its conditional major operating permit renewal submission). [16]
- Power sector emissions intensity via EPA eGRID summary tables (used for indirect emissions modeling). [5]
- EPA stationary engine regulatory guidance and AP 42 emission factors (used for generator testing emissions modeling). [6]
- County planning and local meeting reporting to establish project status (noting absence of a filed application in January 2026 reporting). [17]

Because local reporting indicates no permit application had been filed for a data center as of mid January 2026, project specific attributes such as cooling type, generator roster, fuel storage, and water sourcing are not available for direct citation here. [18] Accordingly, the data center impacts are presented as **sensitivity ranges** with assumptions stated and tied to published emission and water intensity references. [3]

```
flowchart TD
  A[Define facilities and boundary: Mercer County] --> B[Collect primary records
per facility]
  B --> B1[Air: permits + emissions inventory + stack tests]
  B --> B2[Water: KPDES permits + DMRs + withdrawal authorizations]
  B --> B3[Chemicals/Waste: TRI + RCRA handler status]
  B --> B4[Site impacts: acreage, impervious area, traffic, noise, fuel storage]
  B1 --> C[Normalize to common units: tons/yr; MWh/yr; gal/day; acres]
  B2 --> C
  B3 --> C
  B4 --> C
  C --> D[Model data center if project data missing: IT load, PUE, cooling,
generator hours]
```

```
  D --> E[Compare: direct impacts vs indirect grid + water + land]
  E --> F[Summarize: tables, charts, data gaps, questions for developers/
regulators]
```

Baseline status and what is known from public records retrieved

The local public record reviewed here indicates ongoing public discussion but not a filed data center application as of mid January 2026, which limits project specificity at this stage. [17]

For the existing facilities, the strongest confirmed, site specific environmental metrics retrieved in this session were:

- **Corning (Harrodsburg):** TRI Explorer reports a 2024 facility profile for CORNING INC at 680 E Office St, Harrodsburg, Mercer County, including total production related waste managed and on site / off site totals and a listed RCRA hazardous waste handler ID (KYD006388797). [19]
- **Toyota Boshoku (Harrodsburg):** A Kentucky Division of Air Quality document shows a request to renew Conditional Major Operating Permit **F 020 018**, identifies the facility at 1120 Industry Road, Harrodsburg, and notes removal of an adhesive spray booth unit that is decommissioned. [16]
- **Hitachi (Harrodsburg):** A Kentucky Japanese owned facilities directory lists Hitachi Automotive Systems Americas Inc in Harrodsburg at 955 Warwick Rd with an automotive components product description. [20]

For water and wastewater, Kentucky's Division of Water states that discharges to waters of the Commonwealth require a KPDES permit (the state NPDES program). [21] Kentucky's public "Permits" description also notes that water withdrawal permits or authorizations are required for withdrawals of **10,000 gallons per day or more** of public water of the Commonwealth. [22] These are important thresholds for evaluating whether a proposed data center cooling design would require a withdrawal authorization and whether any process discharge would require (or modify) a KPDES permit. [23]

Modeled environmental profile for a proposed data center

This section provides a defensible modeling envelope for a data center in Mercer County because public reporting indicates there is no filed project application yet, so facility specific design values are not available. [18]

Indirect grid emissions from electricity use

EPA eGRID provides Kentucky average output emission rates for CO2, CO2e, NOx, and SO2 per MWh. [5] For Kentucky, the 2022 state output emission rates shown are approximately:

- **CO2**: 1,720.1 lb per MWh
- **CO2e**: 1,732.3 lb per MWh
- **Annual NOx**: 0.9 lb per MWh
- **SO2**: 1.310 lb per MWh [5]

Using those factors, a reference case **50 MW IT** load yields the following annual electricity use and associated Kentucky average emissions:

- **PUE 1.2**: 525,600 MWh per year → ~455,000 tons CO2e per year
- **PUE 1.3**: 569,400 MWh per year → ~493,000 tons CO2e per year
- **PUE 1.5**: 657,000 MWh per year → ~569,000 tons CO2e per year [5]

The same calculation produces **NOx on the order of ~237–296 tons per year** and **SO2 on the order of ~344–430 tons per year** across the PUE range, using Kentucky average per MWh rates. [5]

Direct air emissions from emergency generators

EPA's stationary engine guidance explains that emergency engines may operate for **100 hours per year for maintenance and testing**, with additional sub limits described for certain non emergency uses. [24] This makes generator hours a key permitting and impact variable, and it is frequently the principal direct combustion source at a data center. [25]

EPA AP 42 provides emission factors for "large stationary diesel" engines in lb per horsepower hour for NOx, CO, PM, CO2, and total organic compounds (as CH4). [26] The table provided in AP 42 Section 3.4 includes, for diesel fuel, example factors such as:

- **NOx**: 0.024 lb/hp hr (uncontrolled) and 0.013 lb/hp hr (controlled NOx example)
- **CO**: 5.5E 03 lb/hp hr
- **PM**: 0.0007 lb/hp hr
- **CO2**: 1.16 lb/hp hr [26]

Illustrative generator fleet assumption used here (explicitly only for bounding, not to represent an actual Mercer County proposal): **60 MW of standby generation**, tested **52 hours per year** at **50% average load.** Under that assumption, annual generator energy production during testing is about **1,560 MWh** and AP 42 based direct emissions are approximately:

- **NOx**: ~14–25 tons per year (controlled NOx factor vs uncontrolled factor)
- **CO2**: ~1,200 tons per year [7]

These direct generator testing emissions are typically much smaller than the grid associated CO2e calculated above for continuous annual electricity draw. [27]

Water consumption from cooling

Public facing discussions of data center water use commonly use **WUE (water usage effectiveness)** expressed as liters per kWh. One public summary notes an "average WUE across data centers" of **about 1.9 L/kWh**, and explains that WUE varies widely with design and conditions. [8]

Using that benchmark purely for sensitivity, a 50 MW IT load consumes 438 million kWh of IT energy per year, so:

- At **WUE 1.9 L/kWh** (high water, evaporative type benchmark), annual water consumption would be on the order of **~220 million gallons per year**, averaging **~0.60 million gallons per day.** [8]

- At **WUE 0.2 L/kWh** (much lower water design benchmark), annual water consumption would be on the order of **~23 million gallons per year**, averaging **~0.063 million gallons per day**. [8]

Whether a future proposal exceeds Kentucky's withdrawal authorization threshold (10,000 gallons per day) would depend on the final cooling and water sourcing design. [28]

Apples to apples comparison across facilities

The table below is structured exactly around the requested attributes, but it also makes a clear distinction between (a) metrics that can be quantified from primary sources retrieved in this session and (b) metrics that require additional primary records (air permits, KPDES permits, ECHO or state databases) that were not available through the accessible sources reviewed here.

Comparative table

Facility or project	Status and identifiers (retrieved)	Annual air emissions (criteria pollutants)	Generator emissions and testing	Indirect grid emissions	Water use and withdrawals	Wastewater (KPDES)	TRI releases and hazardous waste indicators
Proposed data center (Mercer County)	Local reporting indicates no formal application had been filed as of mid Jan 2026; public meetings and community concern documented. [17]	Not permit based yet; modeled via grid intensity and generator factors. [27]	Emergency engines may operate 100 hr/yr for maintenance/ testing; AP 42 factors provide NOx, CO, PM, CO2 factors. [6]	For 50 MW IT, PUE 1.2–1.5: ~455k–569k tons CO2e/yr (KY average). [5]	Highly design dependent; WUE benchmark 1.9 L/kWh implies ~0.60 MGD average for 50 MW IT; Kentucky withdrawal authorization threshold is 10,000 gpd. [29]	Any discharge to waters requires KPDES permit; not quantifiable without design. [21]	Not available without project filings

Facility or project	Status and identifiers (retrieved)	Annual air emissions (criteria pollutants)	Generator emissions and testing	Indirect grid emissions	Water use and withdrawals	Wastewater (KPDES)	TRI releases and hazardous waste indicators
Toyota Boshoku Kentucky, LLC (Harrodsburg)	Conditional Major Operating Permit renewal request; Permit ID F 020 018; Source ID 21 167 00026; request includes removing a decommissioned adhesive spray booth. [16]	Permit based allowable emissions and actual emissions inventory not retrieved in this session	Emergency or process engines not documented in retrieved pages	Electricity use not retrieved	Water use not retrieved	KPDES status not retrieved	TRI status not retrieved in this session
Corning Inc (Harrodsburg)	TRI facility profile available for 2024; RCRA hazardous waste handler ID listed (KYD006388797). [19]	Criteria pollutant totals (NOx, SO2, PM2.5, CO) not in TRI profile and were not retrieved from air permit files in this session	Generator specific emissions not separated in TRI	Indirect electricity use not retrieved	Water withdrawal and consumption not retrieved	KPDES status not retrieved	TRI summary shows 2024 on site releases and off site transfers with large "total waste managed" value. [30]
Hitachi Automotive Systems Americas Inc (Harrodsburg)	Listed in Kentucky Japanese owned facilities directory at 955 Warwick Rd, Harrodsburg. [20]	Not retrieved	Not retrieved	Not retrieved	Not retrieved	Not retrieved	Not retrieved

Facility or project	Status and identifiers (retrieved)	Annual air emissions (criteria pollutants)	Generator emissions and testing	Indirect grid emissions	Water use and withdrawals	Wastewater (KPDES)	TRI releases and hazardous waste indicators
Essity (Mercer County)	Not verified with a primary environmental record in the sources retrieved in this session	Not retrieved	Not retrieved	Not retrieved	Not retrieved	Not retrieved	Not retrieved

Interpretation of what can be compared today

With the information successfully retrieved here, the only defensible quantified apples to apples comparison is **modeled data center indirect emissions and water sensitivity** versus the portions of facility reporting that are available (notably Corning's TRI reporting and Toyota Boshoku's air permit renewal status). [31]

In practical environmental planning terms, the comparison suggests a clear hierarchy of "swing factors" for a data center:

- If a proposed data center is large (tens of MW IT load), **grid electricity demand** dominates the CO2e footprint using Kentucky average power sector intensities. [5]
- **Backup generators** matter most for **short duration local air impacts** (NOx, PM, CO) and for emergency planning, but routine testing emissions are bounded by operational limits described for emergency engines and by the engine emission factors used for permitting estimates. [6]
- **Cooling and water sourcing design** determines whether the project is effectively "water light" or "water heavy," and whether it triggers withdrawal authorizations above Kentucky's stated threshold. [29]

Community implications, data gaps, and recommended questions

The key community decision point right now is that public reporting indicates the project is still at the "discussion" stage without an application on file, so the next step for an apples to apples comparison is to require a consistent, document based disclosure package from any developer, plus a consistent pull of each existing facility's permits and inventories from the same regulatory sources. [32]

Questions that close the largest data gaps, aligned to the metrics requested, are:

For developers and designers: What is the planned IT load (MW), planned build out phases, and target PUE, and will the design include evaporative cooling, closed loop cooling, or primarily air based cooling (to bound water use using a WUE or explicit gallons per day estimate). [33] What is the full backup generator roster (number of units, engine model, tier or control technology), what maximum annual non emergency run hours will be permitted and enforced, and what testing protocol will be used given the emergency engine operational limits described by EPA. [34]

For utilities and planners: What annual MWh is expected at each phase, and how should Mercer County interpret the associated emissions using eGRID Kentucky/state or subregion intensities as a standardized "grid factor" for community comparison. [5]

For regulators: For each facility (including the proposed data center), provide air permit allowable emissions and most recent actual emissions inventory for NOx, SO2, PM (including PM2.5 where available), VOC, CO, and HAP totals; for water, provide KPDES permit status, outfall characteristics, and any withdrawal authorization status, noting Kentucky's published statement that discharges require KPDES permits and that withdrawals at or above 10,000 gpd require authorization. [35]

Finally, for community transparency, the most important "apples to apples" commitment is a shared reporting template that treats the data center the same way existing facilities are treated: a single page summary of (a) annual emissions (actual and allowable), (b) generating equipment hours and emissions, (c) annual electricity use and the grid factor method used, (d) water use and source, and (e) wastewater handling. The absence of a filed application as of mid January 2026 is what prevents that template from being completed today. [18]

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https://www.epa.gov/stationary-engines/understanding-stationary-engines-rules

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https://www.bellarmine.edu/docs/default-source/international-docs/kentucky-foreign-investment-2014.pdf?sfvrsn=2

Dear Members of the Burgin and Mercer County Community,

I am writing today to share important information and provide transparency regarding the proposed data center project being considered in Mercer County and what it could mean for the Burgin Independent School District and our community.

If approved and developed as projected, this data center has the potential to generate an estimated $25–30 million annually for our school district through increased tax revenue. For context, our district currently operates on approximately $4 million per year. This project could increase our total revenue to nearly $30 million annually, representing a transformational opportunity for Burgin Schools.

One of the most significant benefits of this increased revenue would be the ability for our Board of Education to drastically reduce property taxes for Burgin taxpayers. In fact, it is very possible that Burgin could have one of the lowest school tax rates in the entire state of Kentucky, while still increasing overall district revenue. This means meaningful financial relief for our families and local property owners.

At the same time, this investment would allow us to reinvest directly into our students, staff, and community in ways that are currently impossible under our existing budget.

With this level of stable funding, we would be able to:

- Recruit and retain the very best teachers and staff for our students
- Offer competitive salaries and benefits to support long-term stability
- Provide unlimited access to instructional resources and technology
- Build new, state-of-the-art facilities, including schools, gyms, auditoriums, and athletic complexes
- Upgrade and expand ballfields and extracurricular facilities
- Improve safety, transportation, and student services

In addition, this increased revenue would allow us to create new jobs right here in our community. We could place classroom aides in every classroom, hire additional teachers to expand academic and career programs, add new custodial positions, strengthen school security, and increase support staff to better serve our students. These investments would not only improve learning conditions, but also provide stable employment opportunities for local residents.

I can assure you that any increased funding would be used responsibly and strategically, with the primary focus always remaining on what is best for our students.

Perhaps most exciting, this funding would allow us to fully cover the tuition for a two-year associate degree for any Burgin student attending the Conover Academy. This would save families thousands and thousands of dollars per student and ensure that every graduate leaves high school with college credentials and career readiness. This opportunity alone would be life-changing for many of our families.

Beyond academics, I also envision the positive ripple effects this could bring to our community. With additional resources and community support, we could launch new programs, expand student opportunities, and strengthen local pride.

Maybe that even includes reviving our football program—one that hasn't lost a game since 1973. How special would it be to see Friday night lights return to Burgin? To watch our students experience the pride of cheering on their hometown team? To bring families and neighbors together once again around school traditions?

These are just some of the possibilities that could come from a stable, long-term revenue source of this magnitude.

It is also important to understand that this type of opportunity will happen for some community and some school district. Data centers are coming, and they are not going away. The only question is where they will locate.

If Mercer County and Burgin choose not to welcome this opportunity, another neighboring community and school district will. And if that happens, our residents may still help support this project. It has already been shared that anyone connected to the KU power grid could see a portion of the infrastructure costs reflected in utility rates, regardless of where the data center is ultimately built.

In other words, there is a strong possibility that we could help fund this project through our utilities without receiving the direct tax benefits if it is located elsewhere.

By choosing to embrace this opportunity locally, we position ourselves to receive the full return on investment—through major tax savings, expanded educational opportunities, job creation, and long-term community growth. Even if there were a minimal increase in utility costs, the financial benefits to our taxpayers, our schools, and our students would far outweigh that expense.

When comparing potential utility adjustments to dramatically lower property taxes, increased district revenue, new facilities, fully funded college pathways, expanded staffing, and improved student services, the return for our community would be significant.

I share this information because I believe our community deserves clear, honest facts as you consider this proposal. This decision will have long-term implications for our schools, our taxpayers, and our future. It is important that everyone understands both the opportunities and the potential impact.

My commitment has always been, and will always be, to do what is best for our students and our community. I believe this project presents an opportunity that could be truly transformative for Burgin and Mercer County. At the same time, I respect that thoughtful discussion and community input are essential in any major decision.

I encourage you to stay informed, ask questions, and engage in this process as we work together to determine what is best for our future.

Thank you for your continued support of our students, our schools, and our community.

Sincerely,
Chris LeMonds
Superintendent
Burgin Independent School District

(no subject)

2 messages

Karenna Porter <KPorter@fox56news.com> Mon, Jul 13, 2026 at 4:26 PM
To: "chris.lemonds1@burgin.kyschools.us" <chris.lemonds1@burgin.kyschools.us>

Hello Chris,

FOX 56 is doing a story on how a potential data center could impact the school system in Burgin. If you're available for an interview, I would love to set something up for some time tomorrow between 2:30 and 7:00.

Thank you,
Karenna

KARENNA PORTER
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Chris LeMonds <chris.lemonds1@burgin.kyschools.us> Tue, Jul 14, 2026 at 7:52 PM
To: Karenna Porter <KPorter@fox56news.com>

Karenna,

This is a city decision and we don't feel like it is our place to comment on the issue at this time. Thank you!

Chris LeMonds

Burgin Independent School

SUPERINTENDENT / PRINCIPAL

☎ (859) 748-4000

✉ chris.lemonds1@burgin.kyschools.us

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📍 440 East Main St. Burgin, KY 40310

[Quoted text hidden]

Chris LeMonds <chris.lemonds1@burgin.kyschools.us>

Data Center Talking Points

1 message

Bradshaw, Benjamin <Benjamin.Bradshaw@lge-ku.com> Mon, Jun 15, 2026 at 1:33 PM
To: "chris.lemonds@burgin.kyschools.us" <chris.lemonds@burgin.kyschools.us>

Confidential

Data Center Talking Points - KY version.pdf
145K

Data Centers: What Can I Tell Friends and Neighbors

Short, plain-English answers you can use in everyday conversations

Will data centers raise my electric bill?

Short answer: We have strong protections in place for all customers. Data centers, like other high-demand users, are required to pay their fair share, and our internal modeling shows that over time they can actually help lower costs for everyone.

Background:

- We have strong protections in place for our existing customers to ensure data centers fund the infrastructure needed to serve only them.
- We require long-term contracts, minimum billing and financial security so large users remain responsible for their costs even if usage changes.
- Once connected, data centers pay a large share of fixed system costs, which takes pressure off household bills. Importantly, this benefits customers in utility service territories where data centers are connected – not elsewhere.
- Data center customers can help fund new generation needed to replace aging assets and power our communities well into the future.

Will data centers strain the grid or cause outages?

Short answer: Data centers are connected in ways designed to protect grid reliability, with safeguards and resources in place before they come online.

Background:

- Through our integrated resource planning efforts, we plan years ahead for growth and get approval to add power when it's needed.
- We currently have more than 2 GW of new generation in development to support future demand. Should we need to seek approval for more, we will.
- On the network side, we perform detailed engineering and reliability studies before connecting high-demand customers.
- Any needed upgrades are made before service begins. This way reliability is protected from the start.

Why is all this happening now?

Short answer: Growing reliance on data centers to support modern life and business is driving the need for additional facilities and supporting infrastructure.

Background:

- Data centers power things people use every day: cloud services, banking, healthcare, mobile apps, streaming services, AI and so much more.
- Almost everything we do digitally today depends on systems that need power around the clock, not just occasionally.
- As this digital economy grows, electricity demand is rising nationwide. Data centers are a big part of that growth.

Don't data centers use a lot of water?

Short answer: Water use varies by data center design, but many newer projects are being developed with technologies that use very little water. It's an area of active focus for developers and an important consideration for communities.

Background:

- Earlier data center designs often relied more heavily on water for cooling. Today, developers have a range of options and, in many cases, are incorporating more water-efficient approaches into their designs.
- For example, some facilities use closed-loop cooling systems – similar in concept to a car radiator – where water or coolant is reused rather than continuously drawn from local sources.
- Others are designed with air-cooled systems or hybrid approaches, which can reduce or in some cases largely avoid ongoing water use.
- It's important to note that utilities like ours are not involved in the design or construction of data centers themselves. Water use decisions are made by the developers and addressed through local land use, zoning and permitting processes.
- Ultimately, water use is a key issue for communities, and it's one developers need to get right if they want to build and maintain local support.

What about land use, noise and backup generators?

Short answer: Modern data centers are designed to limit local impacts. Local communities have a say, and impacts can be managed through design and permitting.

Background:

- Facilities are designed and reviewed locally through land-use and zoning processes, just like other large developments.
- Noise limits, setbacks, building placement, buffers and landscaping can be addressed during these reviews, and data centers are generally far quieter than a busy highway or warehouse.
- Backup generators are rarely used and reserved mostly for testing or emergencies.
- Data centers tend to produce outsized community benefits compared to the relatively light, predictable demands they place on local services such as roads, traffic management and emergency response.

Who benefits from data centers besides the tech companies?

Short answer: All of us. Everyone who relies on modern digital services benefits, and communities that host data centers see increased jobs, tax revenue and community investments.

Background:

- Data centers power everyday services we all depend on, including mobile banking, healthcare systems, cloud-based work, navigation, streaming, emergency communications and growing AI tools used across the economy.
- Construction creates good-paying skilled jobs for local workers, including electricians, trades and engineers.
- Communities receive new tax revenue that supports schools, public services and local priorities.

What's PPL's role in all of this?

Short answer: Our role is to plan for growth while protecting our customers and keeping electricity safe, reliable and affordable.

Background:

- Our regulated utilities plan and build the grid to serve all customers, including data centers, safely and reliably.
- We enforce strong safeguards so that growth doesn't harm our customers and costs aren't unfairly shifted.
- We support responsible economic development, making sure communities have the power they need for jobs, essential services and the technologies that improve everyday life.

Bottom line

Data centers are an essential part of modern life and critical to our economic competitiveness and national security. When done right, they pay their fair share, protect reliability and deliver real benefits for the local communities we're proud to serve.

EHLF Tariff Rates and Utility Franchise Tax Fee

1 message

Bradshaw, Benjamin <Benjamin.Bradshaw@lge-ku.com>
To: "zgross@kw.com" <zgross@kw.com>
Cc: "chris.lemonds@burgin.kyschools.us" <chris.lemonds@burgin.kyschools.us>

Sat, Jun 20, 2026 at 8:46 PM

Zack:

Attached is the Tariff rates from the most recent rate case approved by the KY Public Service Commission effective March 6, 2026. Take notice of page 26 which is the EHLF (Extremely High Load Factor) Tariff Rates implemented for large load customers such as Hyperscale Data Centers. Page 92 references the recapture of school taxes.

> Approval of new rate: The KPSC approved a new rate called the Extremely High Load Factor (EHLF) service, which applies only to large, energy-intensive new customers such as data centers
>
> - These customers must pay the full cost for infrastructure needed to serve their site.
> - They must sign a 15-year contract, compared to a one-year service commitment for most large customers.
> - They must commit to paying for at least 80% of the power they reserve – whether they use it or not – for the term of their contract.
> - These large load customers must provide deposits equal to between 12 and 24 months of their service, whereas current customers provide two months typically.
>
> The rate is designed for customers with high, consistent energy usage.

Panatonni has applied for 1300MW of power for the project in Mercer Co. per their TSR. This Tariff requires them to pay a minimum of 80% of that, whether they use that much power or not if they've reserved it. Based on this equates to Panatonni being committed to 1040MW of Power for 15 years. The tariff rate appears to be $0.03154 per KWh, this converts to $31.54 per MWh plus the Basic Service Charge per Day. Burgin Ind School and the City of Burgin both have a Utility tax of 3% of the total bill for all utilities.

For Ease of numbers, not including Demand-Side Management Cost Recovery, Fuel Adjustment Clause, Off-System Sales Adjustment Clause, Environmental Cost Recovery Surcharge, Retired Asset Recovery, Pilot Generation Recovery, and other fees, it would approximately workout to these numbers:

1040MWh x $31.54 = $32,801.60/hr

$32,801.60 x 24 = $787,238.40/day

$787,238.40 x 365 = $287,342,016/year

$74 Basic Service/day) x 365 =$27,010.00/year

Total = $287,369,026 approx per year calculated @ the 80%

Burgin Ind School: $287,369,026 x.03 (School Utility Franchise Tax) = $8,621,070.78 per year x 15 = $129,316,061.70 over 15 years

City of Burgin: $287,369,026 x.03 (City Municipality Utility Franchise Tax) = $8,621,070.78 per year x 15 = $129,316,061.70 over 15 years

That's an approximate calculation @ 80% of what they've reserved. If they operate at full load capacity it will increase the revenue.

Ben Bradshaw
Lead Electric System Coordinator I Transmission System Operations I LG&E/KU
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lge-ku.com

KU PSC-No. 21 - eff 02-16-26 - TFD Corrections.pdf
1727K

Data Center Links and Talking Points

2 messages

Bradshaw, Benjamin <Benjamin.Bradshaw@lge-ku.com> Sun, Jun 21, 2026 at 7:42 PM
To: "chris.lemonds@burgin.kyschools.us" <chris.lemonds@burgin.kyschools.us>, Christi Ochs <christi.ochs@burgin.kyschools.us>, "krmonson1@yahoo.com" <krmonson1@yahoo.com>, "vandiviere@gmail.com" <vandiviere@gmail.com>, "mtmoriahfarms1@gmail.com" <mtmoriahfarms1@gmail.com>, "S.Hopkins123@yahoo.com" <S.Hopkins123@yahoo.com>

Ladies and Gentlemen:

We're all hearing questions and getting comments about Data Center Developments, and it's an important topic for this week's meeting. While I do work at LG&E and KU, I'm sharing the resources and information below in my capacity as a fellow school board member and as someone who lives in this community. It's information anyone can access online. I, like you, care about our community and this district. My family has been here for generations. There are a lot of questions and confusion about what Data Center Projects could mean for the district. In this first link below, LG&E and KU now have a dedicate webpage to answer common questions because the company is getting a lot of questions too.

All this information is public record and can be shared to support conversations with facts and real examples. The first is a link to the LG&E and KU website that provides info for Q&A regarding Data Centers. The others are news articles and information from communities that benefitted from Data Center Developments.

Webpage

https://lge-ku.com/powering-kentuckys-growth-together

KU's new rate

You may have seen this in the local news. The new Extremely High Load Factor (EHLF) tariff was approved in February by the Kentucky Public Service Commission (KPSC.) It outlines financial requirements. It also puts in place long-term contracts and adds protections for customers to make sure new large customers are paying for their fair share of the system. Large energy users would also pay for infrastructure that's only serving them.

Anyone can review this information from the Rates and Tariffs page too. Click on the link to KU's electric rates, and this is on sheet 26: Rates and tariffs | LG&E and KU

Approval of new rate: The KPSC approved a new rate called the Extremely High Load Factor (EHLF) service, which applies only to large, energy-intensive new customers such as data centers.

- These customers must pay the full cost for infrastructure needed to serve their site.
- They must sign a 15-year contract, compared to a one-year service commitment for most of our large customers.
- They must commit to paying for at least 80% of the power they reserve – whether they use it or not – for the term of their contract.
- These large load customers must provide deposits equal to between 12 and 24 months of their service, whereas current customers provide two months typically.
- The rate is designed for customers with high, consistent energy usage.

This is a positive new offering that benefits both prospective new large energy users who qualify for the tariff and all other customers by putting these parameters in place. Growth from large energy users committing to long-term contracts with contract minimums can offset a portion of future system costs over time, benefitting all customers.

If the developer has applied for 1300MW of power for the project in Mercer County, this Tariff requires them to pay a minimum of 80% of power reserved, whether they use that much power or not. This equates to the developer being committed to 1040MW of Power for 15 years. The tariff rate appears to be $0.03154 per KWh, this converts to $31.54 per MWh plus the Basic Service Charge per Day and other ancillary charges. Burgin Ind School and the City of Burgin both have a Utility tax of 3% of the total bill for all utilities.

For Ease of numbers, not including ancillary charges such as Demand-Side Management Cost Recovery, Fuel Adjustment Clause, Off-System Sales Adjustment Clause, Environmental Cost Recovery Surcharge, Retired Asset Recovery, Pilot Generation Recovery, and other fees. This is an approximate estimation, but it demonstrates how the utility tax for both entities would be calculated using these numbers:

1040MWh x $31.54 = $32,801.60/hr

$32,801.60 x 24 = $787,238.40/day

$787,238.40 x 365 = $287,342,016/year

$74 Basic Service/day) x 365 =$27,010.00/year

Total Approx Utility Bill = $287,369,026 approx per year calculated @ the 80% of requested/reserved power

Burgin Ind School: $287,369,026 x.03 (School Utility Franchise Tax) = $8,621,070.78 per year x 15 = $129,316,061.70 over 15 years

City of Burgin: $287,369,026 x.03 (City Municipality Utility Franchise Tax) = $8,621,070.78 per year x 15 = $129,316,061.70 over 15 years

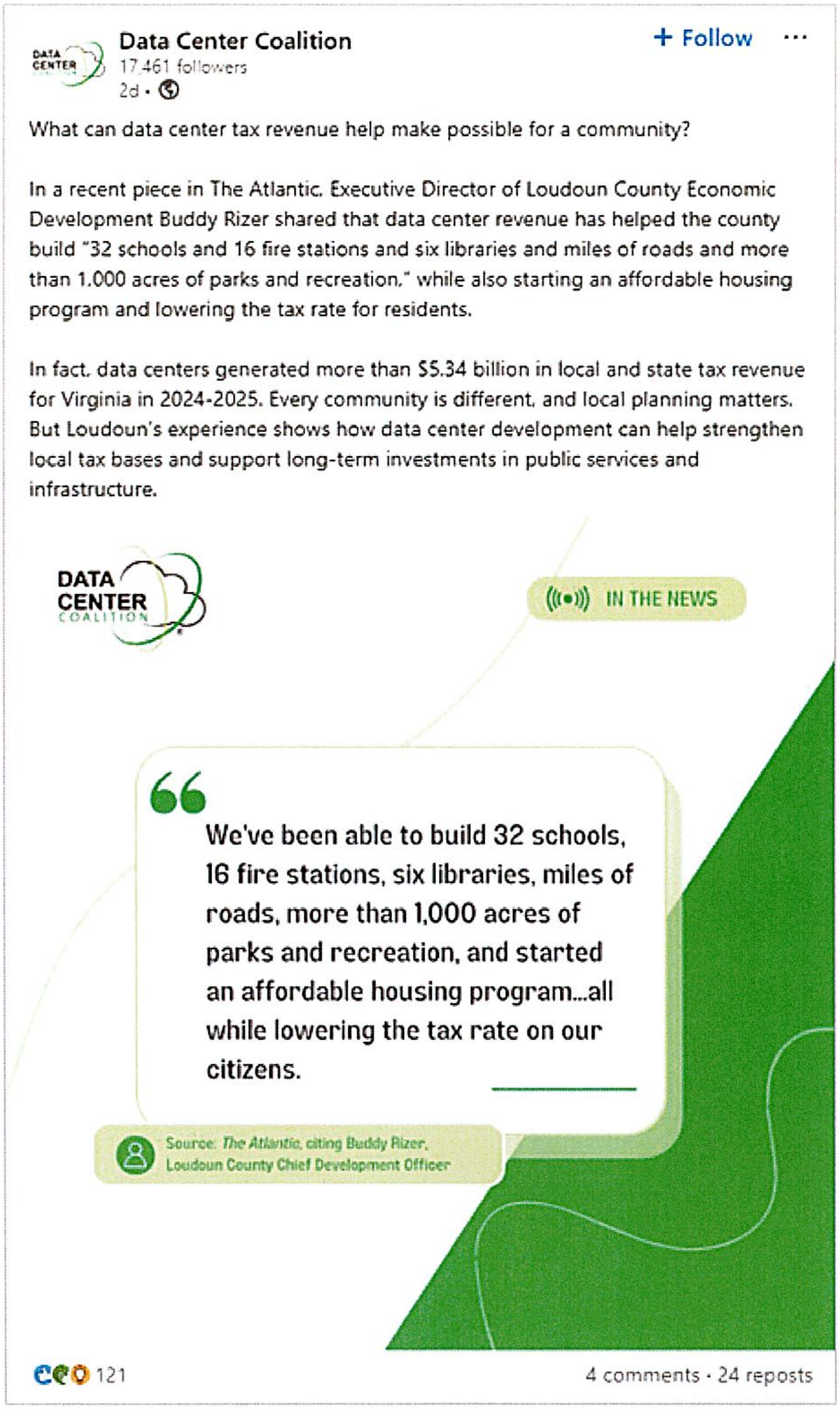
That's an approximate calculation @ 80% of what they've reserved. If they operate at full load capacity it will increase the tax revenue.

Please feel free to share and use as references for talking points.

These are news stories that explain how other Data Center Projects have supported local schools and the communities.

- Google investing $1.5B more in Jackson County data center campus, adds energy and education initiatives
- The Teachers Getting $50,000 Bonuses Thanks to a Massive Meta Data Center - WSJ
- Neighbors call donation from data center to Port Washington schools bittersweet
- Meta delivers on data center investment pledge with 13 grants to KC community orgs - Startland News
- Google announces $50M workforce initiative and $15M energy fund in Virginia

Below is a news article that appeared in The Atlantic regarding tax revenue for a community.



Data Center Coalition
17,461 followers
2d •

What can data center tax revenue help make possible for a community?

In a recent piece in The Atlantic, Executive Director of Loudoun County Economic Development Buddy Rizer shared that data center revenue has helped the county build "32 schools and 16 fire stations and six libraries and miles of roads and more than 1,000 acres of parks and recreation," while also starting an affordable housing program and lowering the tax rate for residents.

In fact, data centers generated more than $5.34 billion in local and state tax revenue for Virginia in 2024-2025. Every community is different, and local planning matters. But Loudoun's experience shows how data center development can help strengthen local tax bases and support long-term investments in public services and infrastructure.

> We've been able to build 32 schools, 16 fire stations, six libraries, miles of roads, more than 1,000 acres of parks and recreation, and started an affordable housing program...all while lowering the tax rate on our citizens.

Source: *The Atlantic*, citing Buddy Rizer, Loudoun County Chief Development Officer

121

4 comments • 24 reposts

Ben Bradshaw
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Chris LeMonds <chris.lemonds1@burgin.kyschools.us> Sun, Jun 21, 2026 at 9:39 PM
To: BurginAllStaff <BurginAllStaff@burgin.kyschools.us>

Dear Burgin Independent Staff,

Over the past several months, many of us have heard questions, concerns, and opinions regarding the proposed data center development that could potentially locate in our community. As with any project of this magnitude, there are a variety of viewpoints, and I recognize that members of our staff may have differing opinions about the project.

I want to encourage everyone to take time to review factual information from trusted sources and not rely solely on information shared through social media. While Facebook and other platforms can be useful for discussion, they do not always provide complete context or accurate information.

One resource I would strongly encourage you to review is the recently created LG&E and KU webpage dedicated to answering questions about data centers and their impact on Kentucky communities:

https://lge-ku.com/powering-kentuckys-growth-together

The website provides information regarding energy usage, infrastructure requirements, customer obligations, and protections that have been put in place through the Kentucky Public Service Commission's approval of the new Extremely High Load Factor (EHLF) tariff.

You may also see an email below from one of our Board members, Ben Bradshaw, that was recently shared regarding the LG&E and KU information and examples from communities across the country that have benefited from data center developments. His email has a wealth of information and I appreciate Ben's willingness to gather and share information that can help all of us better understand the potential impact such a project could have on our community and school district.

I am sharing this information with you in the spirit of transparency. As your Superintendent, and based on discussions that have taken place among members of the Board of Education, I believe there is a genuine sense that this opportunity has the potential to change the trajectory of Burgin Independent Schools and the City of Burgin for generations to come.

As I have studied this issue over the past several months, I have come to believe that our district is at a crossroads. If this project ultimately locates in our community, it has the potential to be a true game changer for the future of Burgin Independent Schools and for the citizens of Burgin.

The potential revenue generated through utility and property taxes could create opportunities that many small rural school districts and communities can only dream about. As referenced on the LG&E and KU website, Jefferson County is projected to receive substantial local tax revenue from a proposed data center project, with a significant portion benefiting Jefferson County Public Schools. Based on publicly available information regarding the size of the potential project being discussed in our area, the impact on Burgin Independent Schools and the City of Burgin could be transformational.

While no one can predict the future with certainty, revenue of this magnitude could allow our school district to:

- Significantly increase staff salaries and benefits across all employee groups.

- Improve recruitment and retention of high-quality teachers and staff.

- Expand educational opportunities and programs for our students.

- Invest in facilities, technology, safety, and infrastructure improvements.

- Strengthen the long-term financial stability of our district.

- Create opportunities for future generations of Burgin students that would otherwise be difficult or impossible to provide.

It could also create opportunities for the City of Burgin that have long been beyond its financial reach. Increased revenue could potentially allow the city to:

- Establish and fully fund its own police department.

- Develop a full-time professional fire department rather than relying primarily on volunteer services.

- Improve roads, parks, utilities, and public infrastructure.

- Expand community services and quality-of-life initiatives for residents.

- Invest in projects that would strengthen Burgin's future and attract additional economic development.

Simply put, the City of Burgin could potentially provide services and amenities that previous generations could only dream about.

For taxpayers, another potential benefit is the possibility of significantly reducing local tax burdens. While future Boards of Education would make those decisions, substantial new revenue could provide future school boards with the opportunity to lower local property tax rates while still increasing investments in students, staff, and facilities. It is not unreasonable to believe that Burgin Independent could eventually have one of the lowest school property tax rates in Kentucky while maintaining a high-quality educational program.

I also understand that some community members have concerns regarding water usage, noise, electrical demand, and other potential impacts. Those concerns deserve to be heard and discussed respectfully. I have linked a couple articles for you to also review here for water usage and noise.

However, after reviewing information from utility providers, developers, industry experts, and communities where modern data centers operate, I believe many of the concerns currently circulating on social media are based on information that may not fully reflect today's technology and development practices.

Modern hyperscale data centers are significantly different from facilities built years ago. Improvements in cooling systems, energy efficiency, sound mitigation, water management, and infrastructure planning have addressed many of the concerns that are often discussed online. Additionally, the prospective developer and customer associated with this project have extensive experience constructing and operating state-of-the-art facilities throughout the country.

While every project should be carefully reviewed and held to high standards, I believe this development has the potential to provide transformational benefits to our school district and community while addressing concerns through modern engineering, environmental safeguards, and responsible development practices.

I would also like to make everyone aware that there will be a City Council meeting held in the Burgin Independent School Cafeteria on Monday at 6:00 PM to discuss the possible annexation of an existing property that could serve as a bridge for the annexation of the potential data center property currently owned by American Farm Investors. That annexation if it happens would take place at a later meeting date.

I encourage anyone interested in this topic to attend the meeting, review the information available from LG&E and KU, and continue to seek information from reliable sources.

As your Superintendent, I believe it is important that we consider not only where Burgin Independent Schools is today, but where we want our district and community to be ten, twenty, and thirty years from now. Opportunities of this magnitude are rare. If realized, this project could provide resources that allow us to invest in our people, our students, our facilities, and our community in ways that have never before been possible.

I encourage everyone to review the information available through LG&E and KU and to evaluate the facts for themselves. The information provided on their website represents the utility company's public position regarding data center development, its impact on communities, and the safeguards that have been established through the regulatory process. Taking time to review credible sources and factual information is the best way for all of us to develop informed opinions about an issue that could have a lasting impact on Burgin for decades to come.

Thank you for taking the time to review this information and for your continued dedication to the students and families of Burgin Independent Schools. Feel free to share this email if you feel it is needed. It probably will wind up out there on Social Media anyways with someone doing another open records request on me. :)

Sincerely,

Chris LeMonds
Superintendent
Burgin Independent Schools

[Quoted text hidden]

--

Chris LeMonds

Burgin Independent School

SUPERINTENDENT / PRINCIPAL

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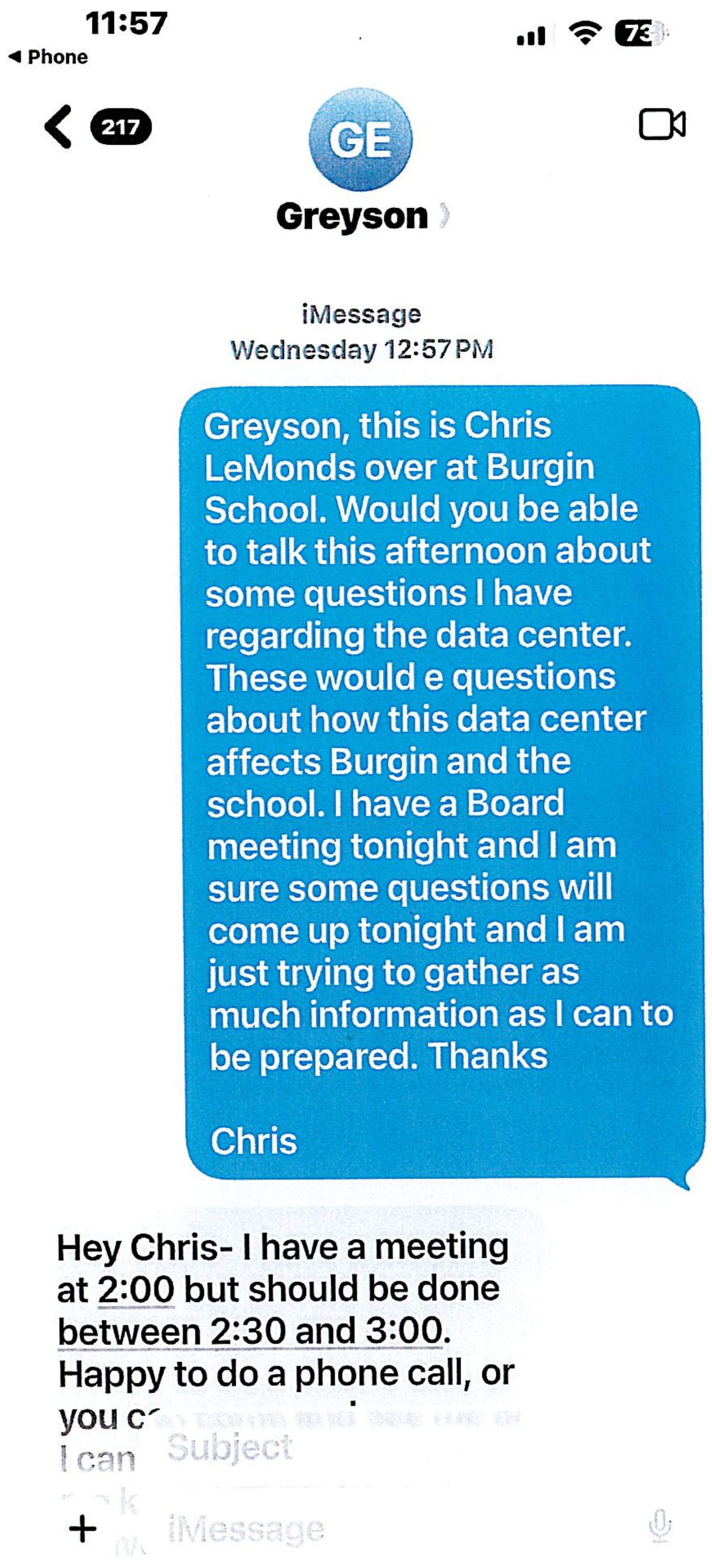
440 East Main St. Burgin, KY 40310



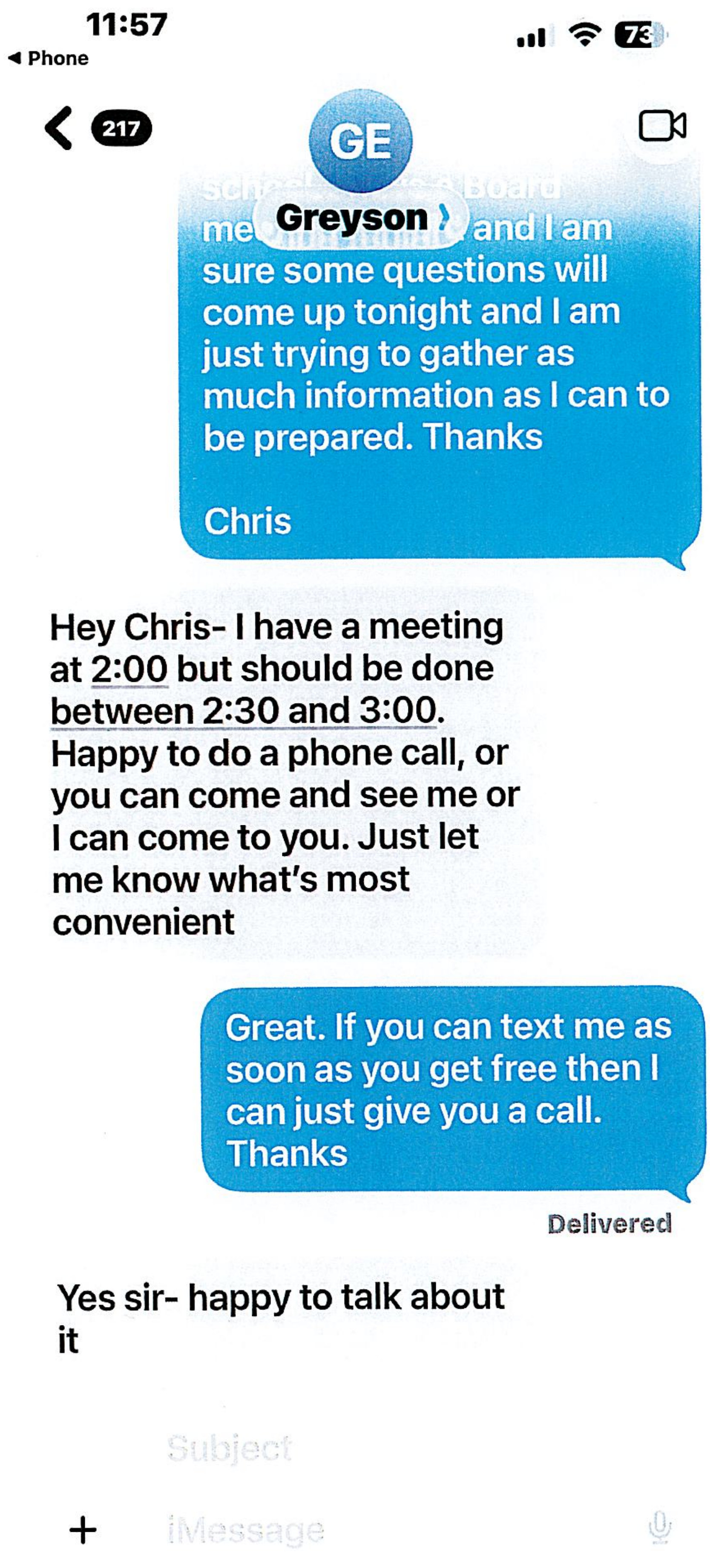
iMessage
Wednesday 12:57 PM

Greyson, this is Chris LeMonds over at Burgin School. Would you be able to talk this afternoon about some questions I have regarding the data center. These would e questions about how this data center affects Burgin and the school. I have a Board meeting tonight and I am sure some questions will come up tonight and I am just trying to gather as much information as I can to be prepared. Thanks

Chris

Hey Chris- I have a meeting at 2:00 but should be done between 2:30 and 3:00. Happy to do a phone call, or you c

I can


11:57
◀ Phone
73
217
GE
Greyson ›

Sch[illegible] Board me[illegible] and I am sure some questions will come up tonight and I am just trying to gather as much information as I can to be prepared. Thanks

Chris

Hey Chris- I have a meeting at 2:00 but should be done between 2:30 and 3:00. Happy to do a phone call, or you can come and see me or I can come to you. Just let me know what's most convenient

Great. If you can text me as soon as you get free then I can just give you a call. Thanks

Yes sir- happy to talk about it

Subject
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iMessage

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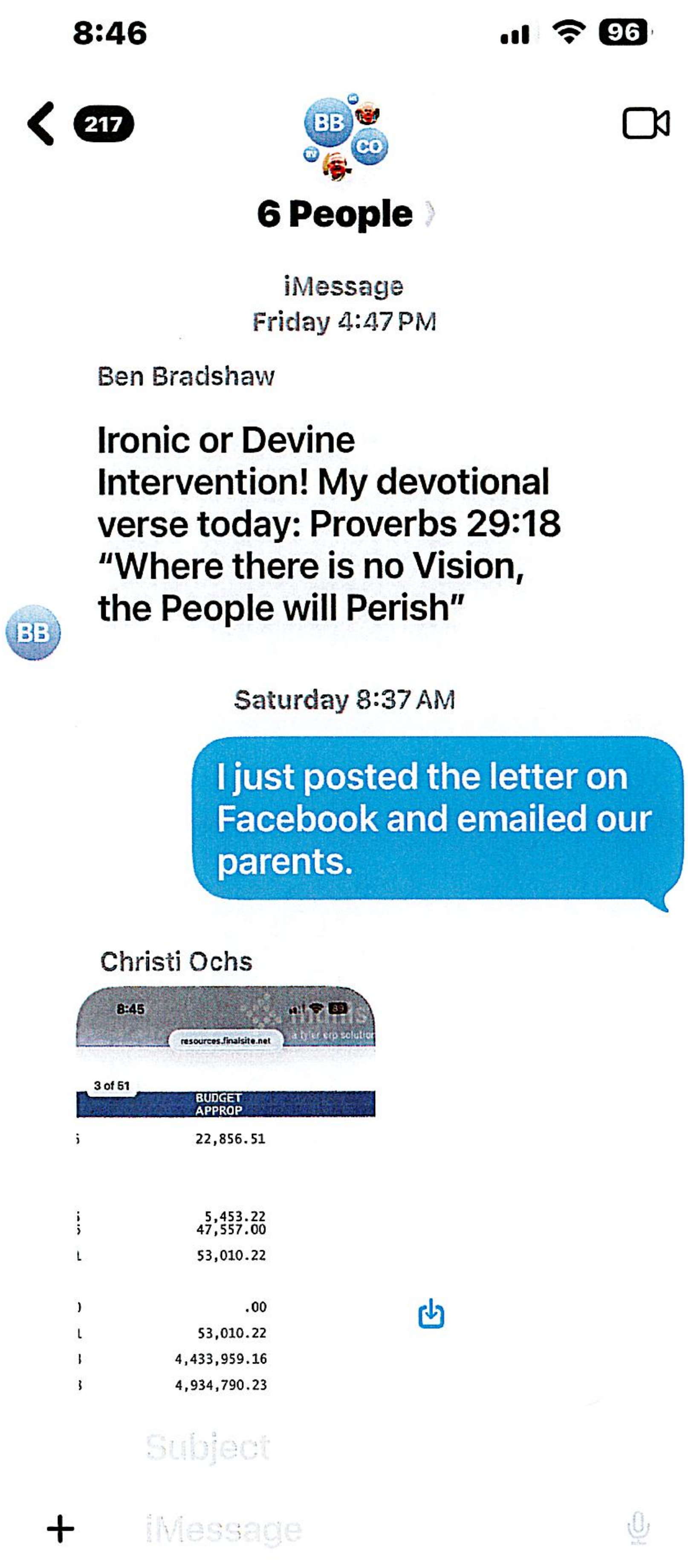
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96
217
BB
CO
6 People
iMessage
Friday 4:47 PM

Ben Bradshaw

Ironic or Devine Intervention! My devotional verse today: Proverbs 29:18 “Where there is no Vision, the People will Perish”

BB
Saturday 8:37 AM

I just posted the letter on Facebook and emailed our parents.

Christi Ochs

8:45
resources.finalsite.net
a tyler erp solution
3 of 51

BUDGET APPROP
22,856.51
5,453.22
47,557.00
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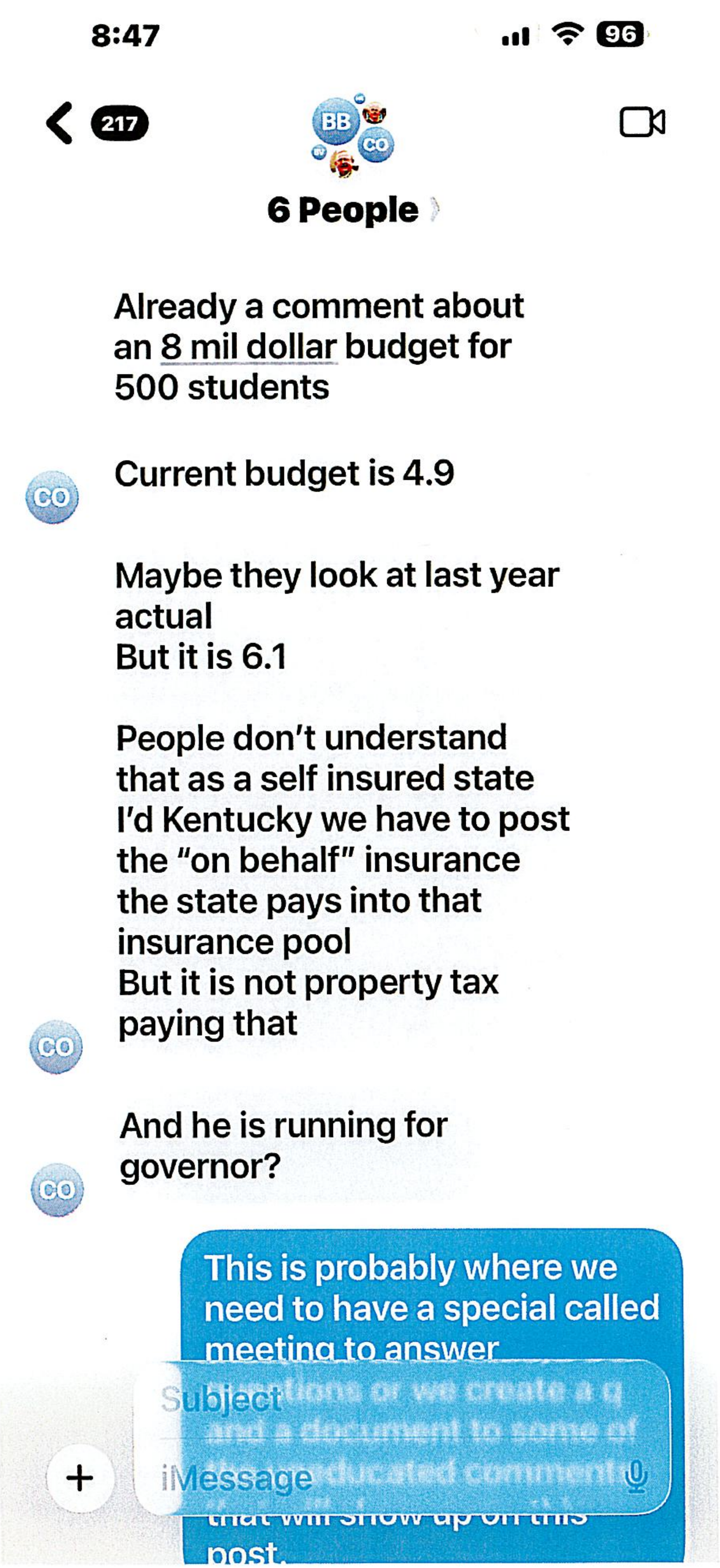


Already a comment about an 8 mil dollar budget for 500 students

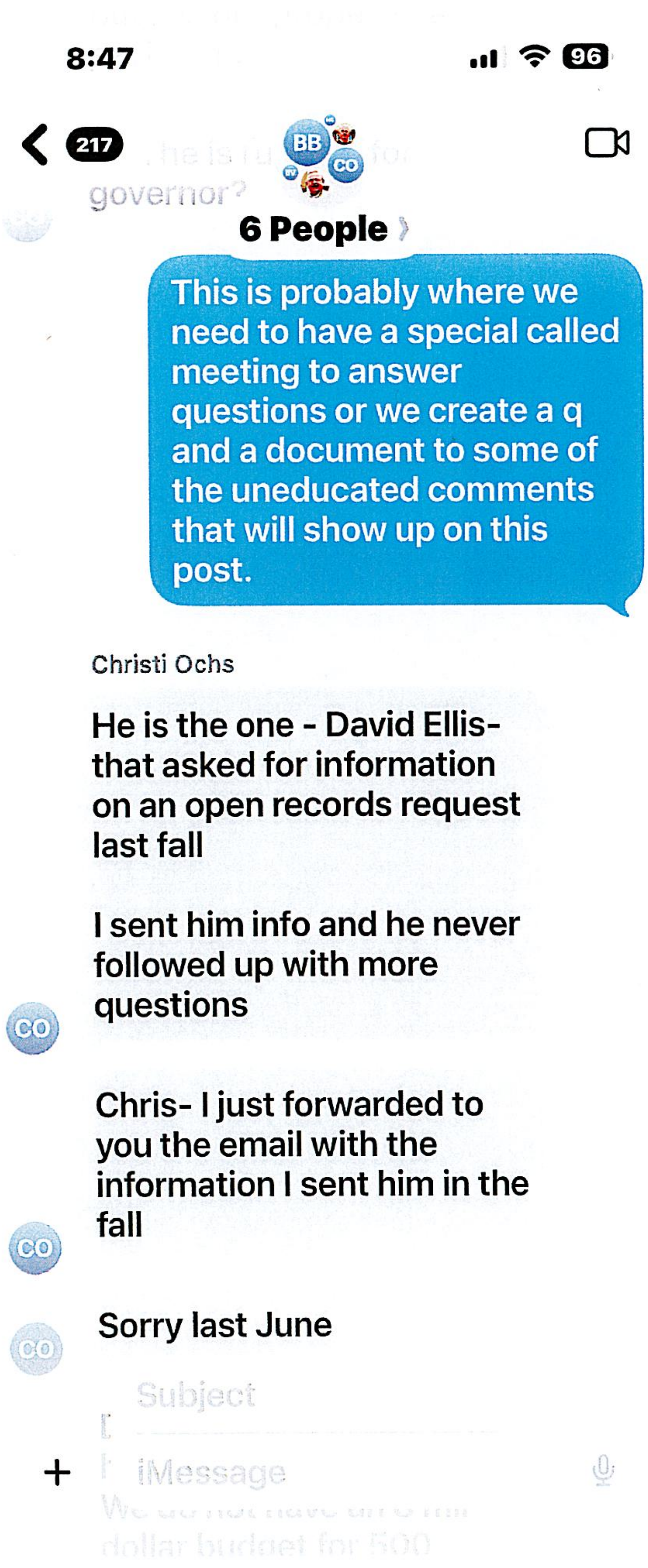
Current budget is 4.9

Maybe they look at last year actual
But it is 6.1

People don't understand that as a self insured state I'd Kentucky we have to post the "on behalf" insurance the state pays into that insurance pool
But it is not property tax paying that

And he is running for governor?

This is probably where we need to have a special called meeting to answer questions or we create a q and a document to some of the uneducated comment that will show up on this post.



governor?

This is probably where we need to have a special called meeting to answer questions or we create a q and a document to some of the uneducated comments that will show up on this post.

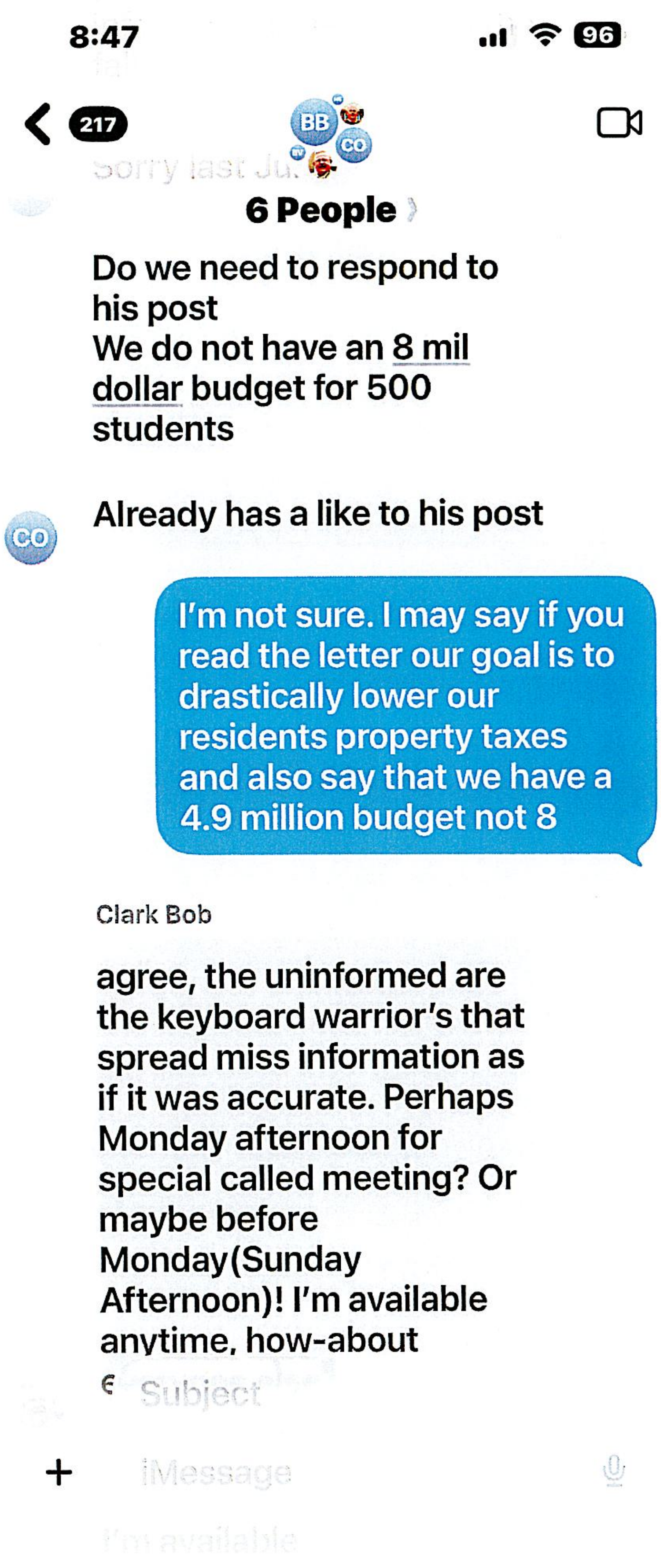
Christi Ochs

He is the one - David Ellis- that asked for information on an open records request last fall

I sent him info and he never followed up with more questions

Chris- I just forwarded to you the email with the information I sent him in the fall

Sorry last June



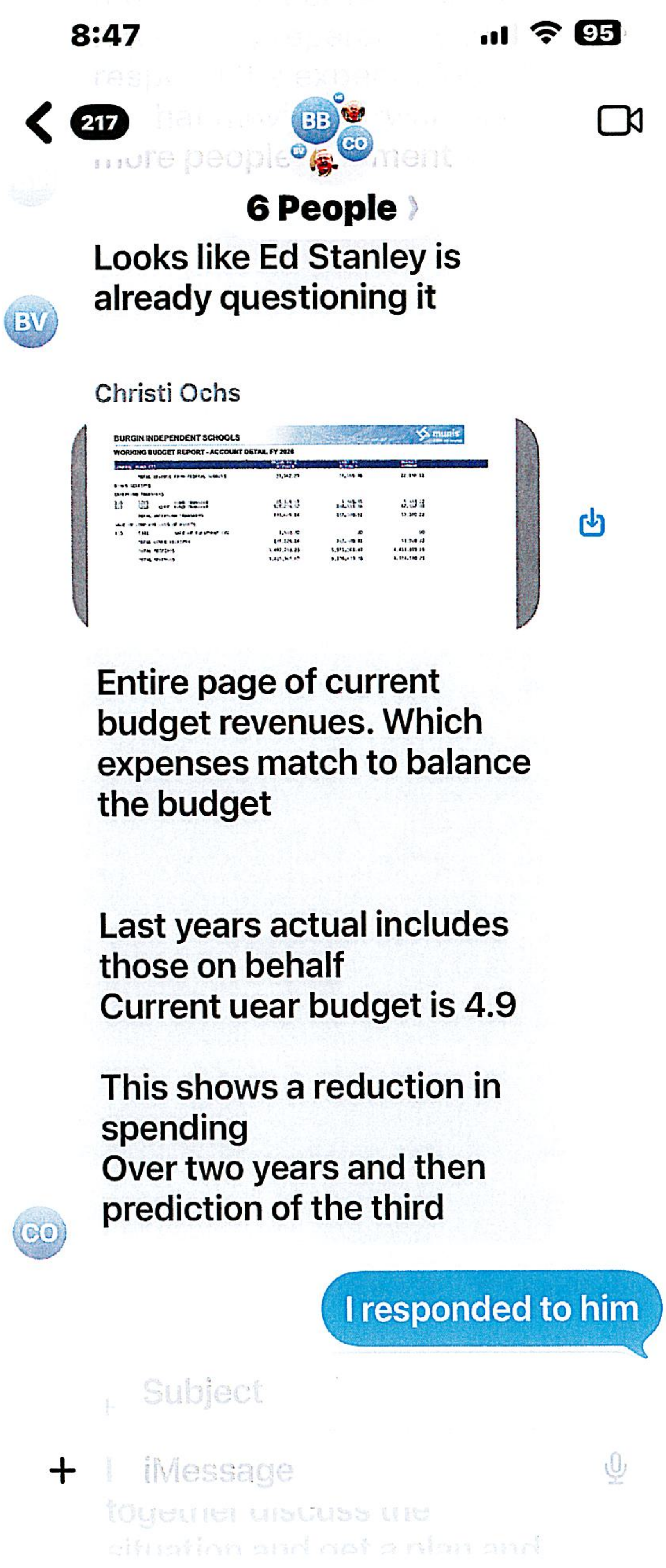
Do we need to respond to his post
We do not have an 8 mil dollar budget for 500 students

Already has a like to his post

I'm not sure. I may say if you read the letter our goal is to drastically lower our residents property taxes and also say that we have a 4.9 million budget not 8

Clark Bob

agree, the uninformed are the keyboard warrior's that spread miss information as if it was accurate. Perhaps Monday afternoon for special called meeting? Or maybe before Monday(Sunday Afternoon)! I'm available anytime, how-about


8:47
95
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6 People

Looks like Ed Stanley is already questioning it

BV

Christi Ochs

BURGIN INDEPENDENT SCHOOLS

WORKING BUDGET REPORT - ACCOUNT DETAIL FY 2026

munis

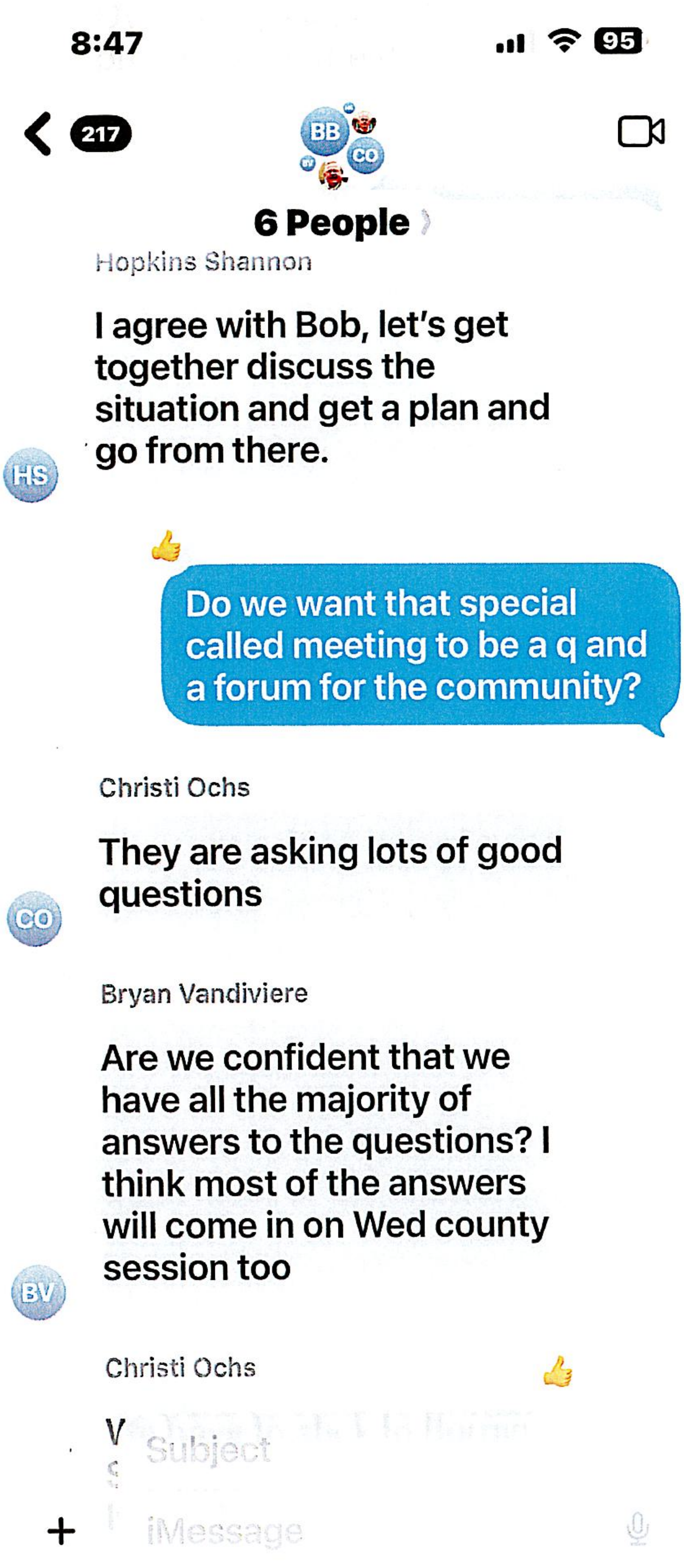
Entire page of current budget revenues. Which expenses match to balance the budget

Last years actual includes those on behalf
Current uear budget is 4.9

This shows a reduction in spending
Over two years and then prediction of the third

I responded to him

Subject
+
iMessage


8:47
95
217
BB
CO
6 People

Hopkins Shannon

I agree with Bob, let's get together discuss the situation and get a plan and go from there.

HS

Do we want that special called meeting to be a q and a forum for the community?

Christi Ochs

They are asking lots of good questions

CO

Bryan Vandiviere

Are we confident that we have all the majority of answers to the questions? I think most of the answers will come in on Wed county session too

Christi Ochs

V

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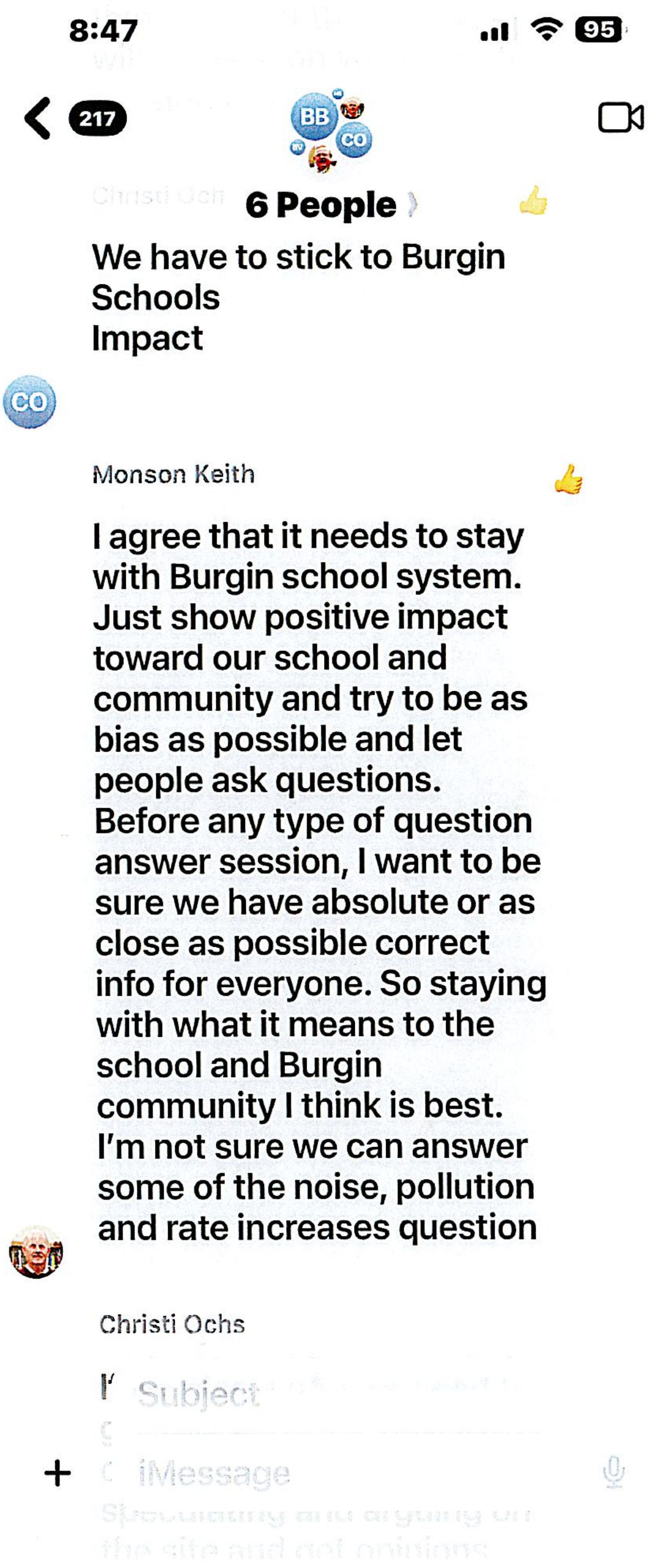


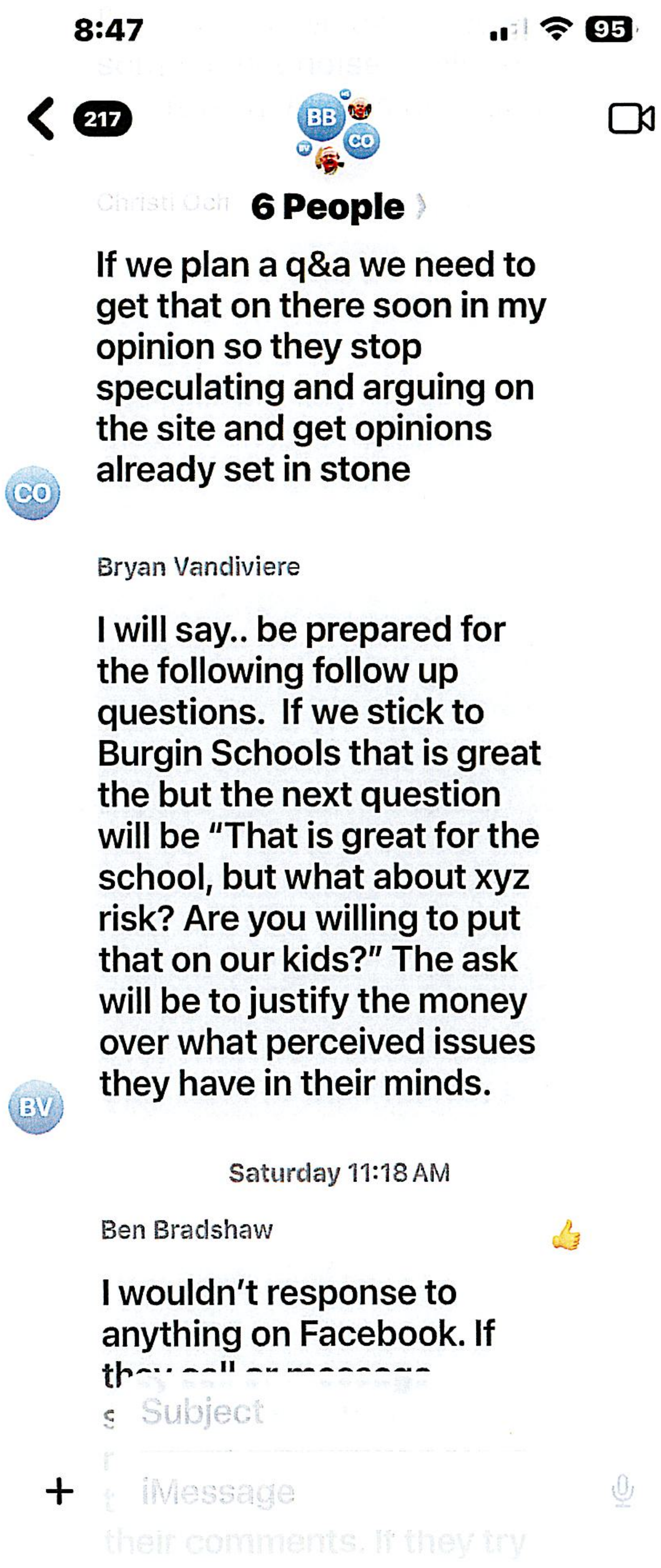
We have to stick to Burgin
Schools
Impact

Monson Keith

I agree that it needs to stay with Burgin school system. Just show positive impact toward our school and community and try to be as bias as possible and let people ask questions. Before any type of question answer session, I want to be sure we have absolute or as close as possible correct info for everyone. So staying with what it means to the school and Burgin community I think is best. I'm not sure we can answer some of the noise, pollution and rate increases question

Christi Ochs

Speculating and arguing on
the site and get opinions



If we plan a q&a we need to get that on there soon in my opinion so they stop speculating and arguing on the site and get opinions already set in stone

Bryan Vandiviere

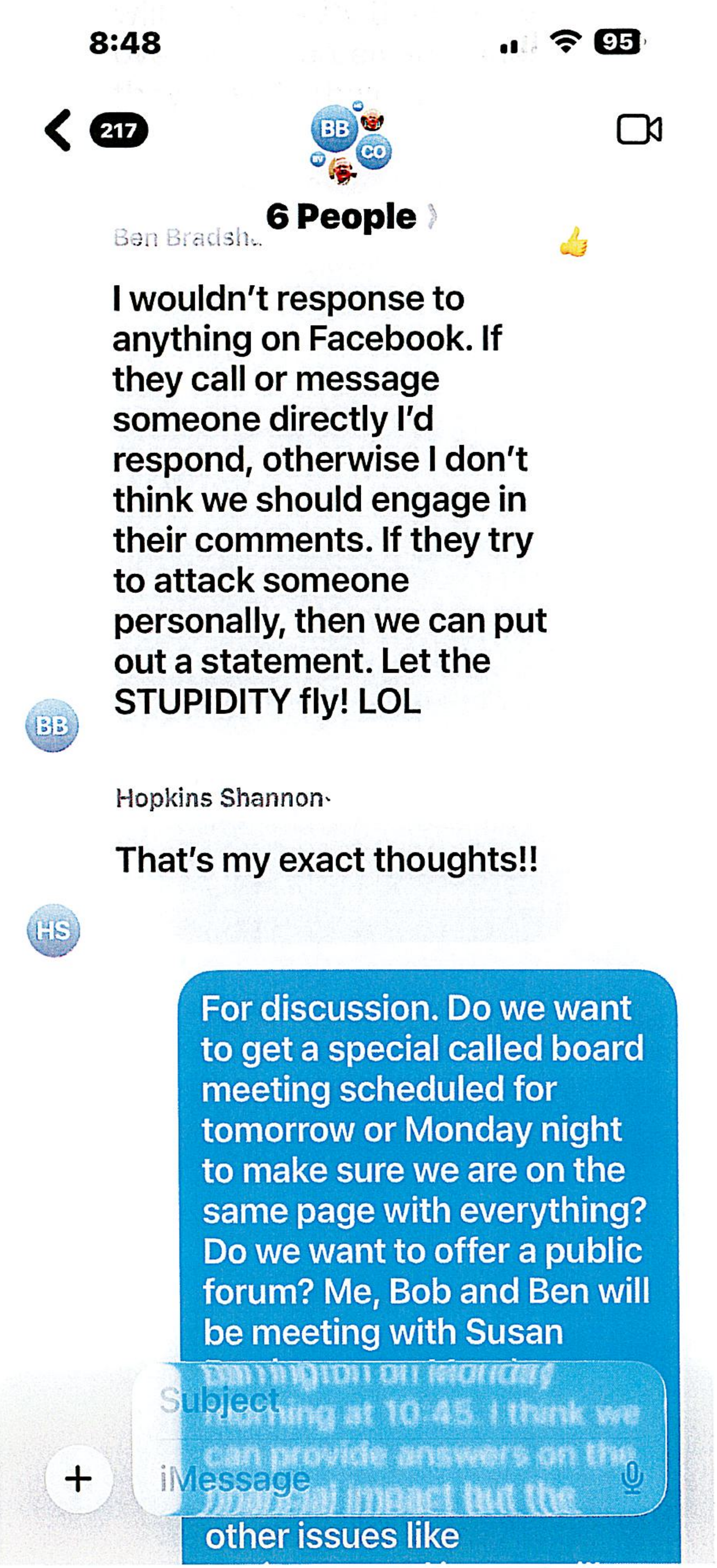
I will say.. be prepared for the following follow up questions. If we stick to Burgin Schools that is great the but the next question will be "That is great for the school, but what about xyz risk? Are you willing to put that on our kids?" The ask will be to justify the money over what perceived issues they have in their minds.

Saturday 11:18 AM

Ben Bradshaw

I wouldn't response to anything on Facebook. If

their comments. If they try



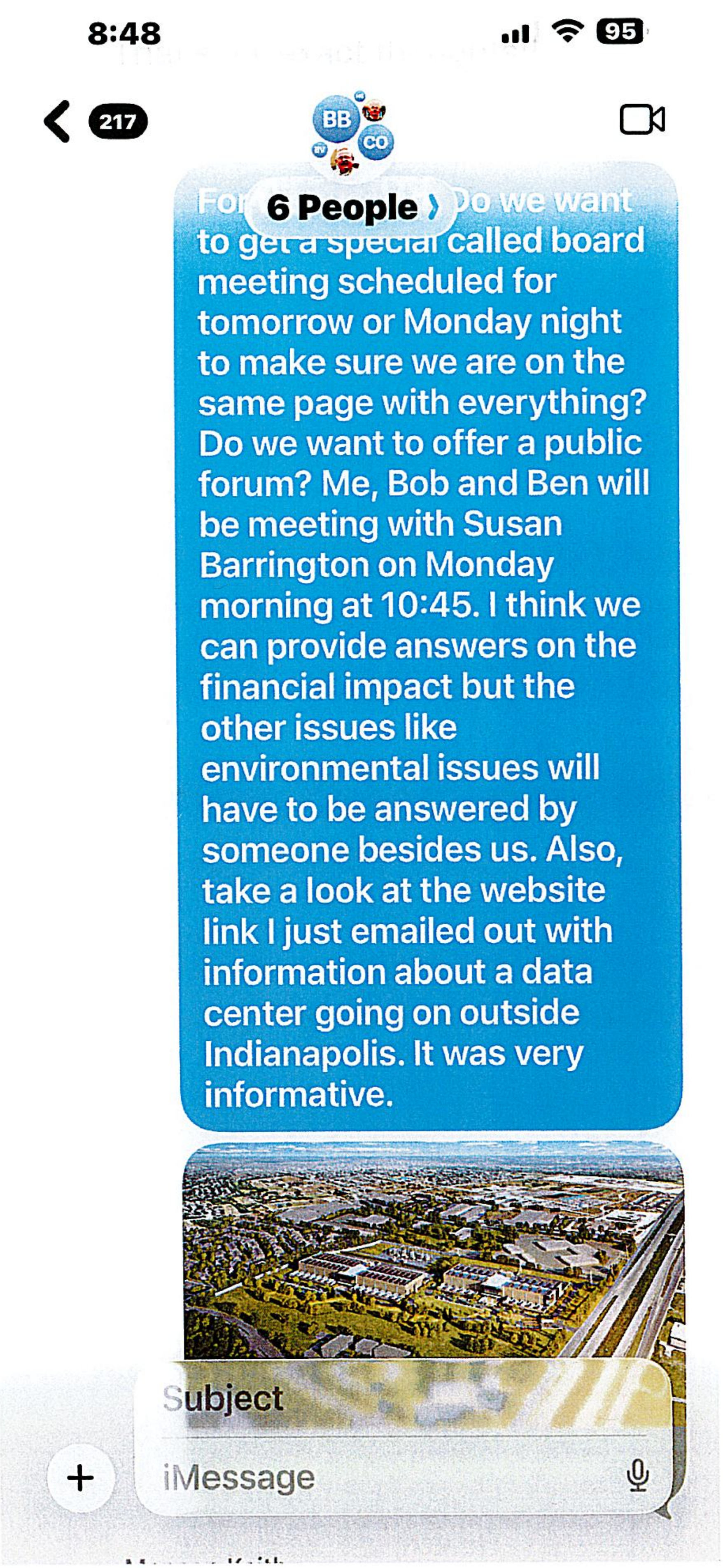
Ben Bradsh...

I wouldn't response to anything on Facebook. If they call or message someone directly I'd respond, otherwise I don't think we should engage in their comments. If they try to attack someone personally, then we can put out a statement. Let the STUPIDITY fly! LOL

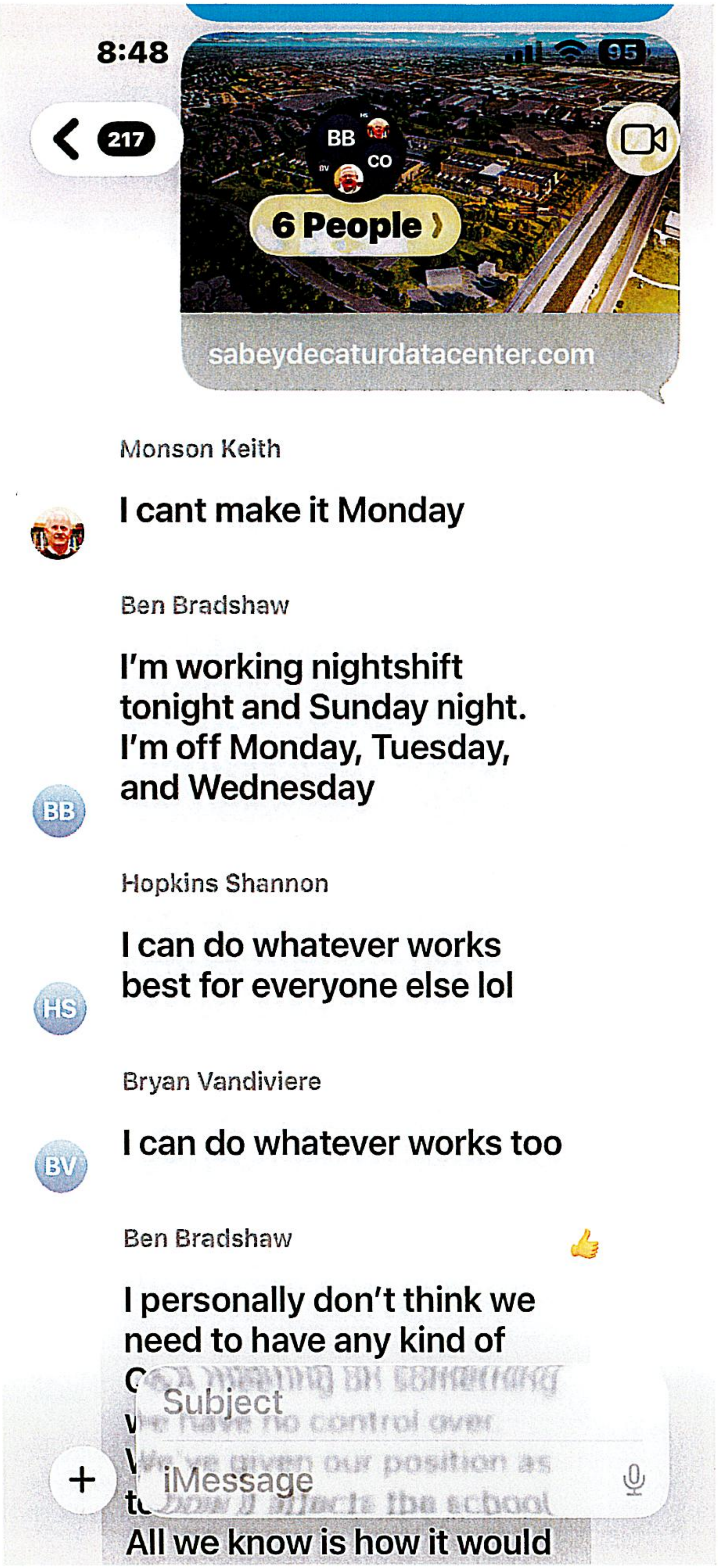
Hopkins Shannon

That's my exact thoughts!!

For discussion. Do we want to get a special called board meeting scheduled for tomorrow or Monday night to make sure we are on the same page with everything? Do we want to offer a public forum? Me, Bob and Ben will be meeting with Susan Barrington on Monday morning at 10:45. I think we can provide answers on the financial impact but the other issues like



Fo Do we want to get a special called board meeting scheduled for tomorrow or Monday night to make sure we are on the same page with everything? Do we want to offer a public forum? Me, Bob and Ben will be meeting with Susan Barrington on Monday morning at 10:45. I think we can provide answers on the financial impact but the other issues like environmental issues will have to be answered by someone besides us. Also, take a look at the website link I just emailed out with information about a data center going on outside Indianapolis. It was very informative.



sabeydecaturdatacenter.com

Monson Keith

I cant make it Monday

Ben Bradshaw

I'm working nightshift tonight and Sunday night. I'm off Monday, Tuesday, and Wednesday

Hopkins Shannon

I can do whatever works best for everyone else lol

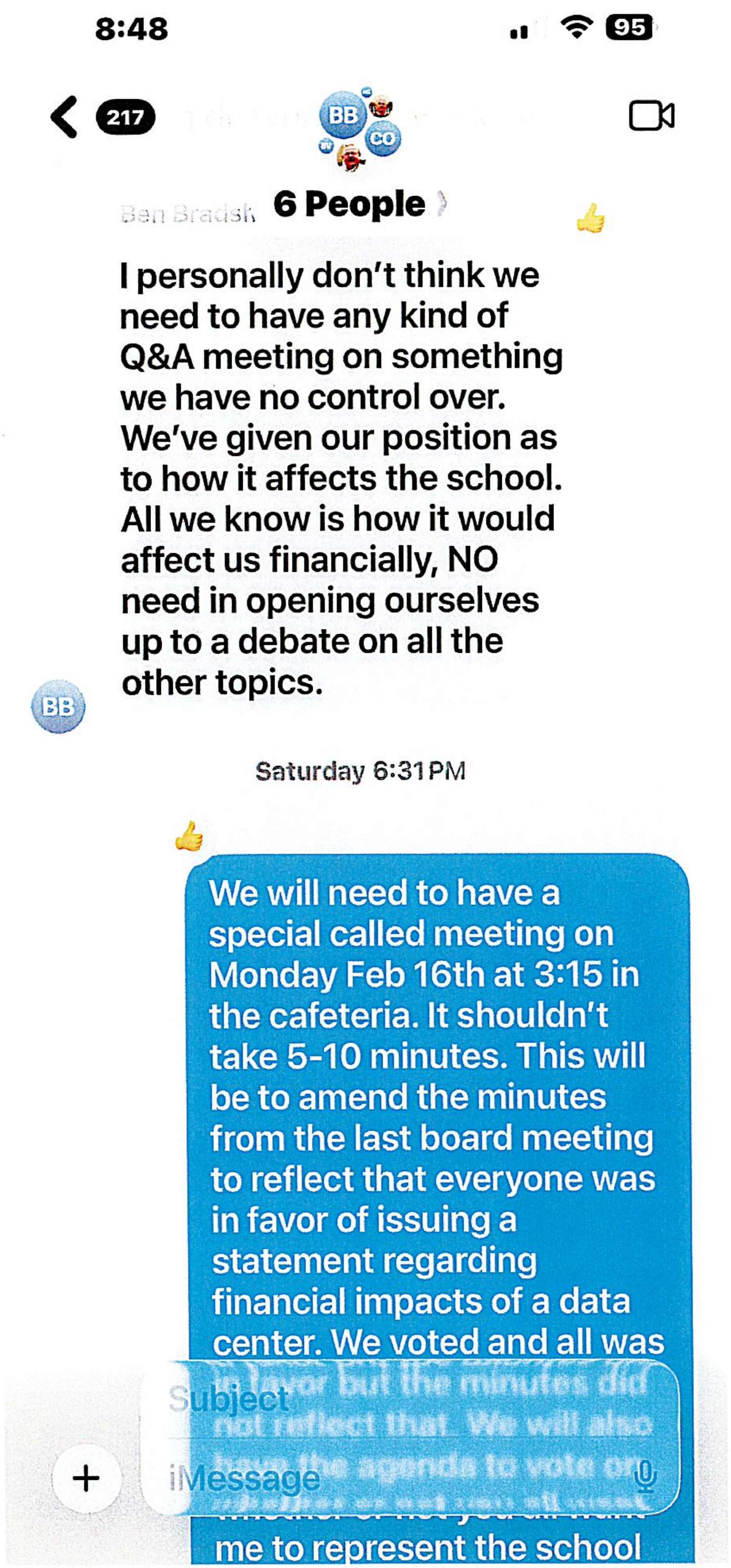
Bryan Vandiviere

I can do whatever works too

Ben Bradshaw

👍

I personally don't think we need to have any kind of
C[illegible]
we have no control over
We've given our position as
to how it affects the school
All we know is how it would

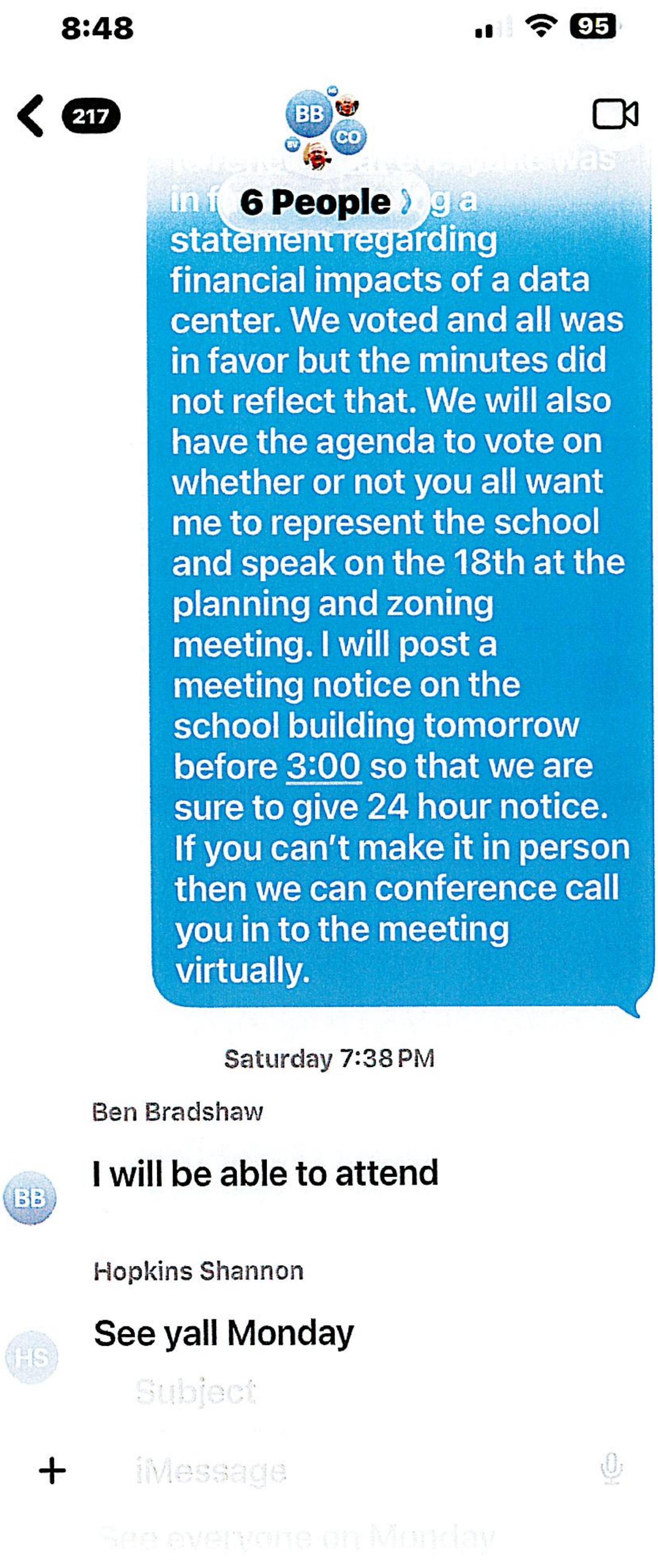


Ben Bradsh

I personally don't think we need to have any kind of Q&A meeting on something we have no control over. We've given our position as to how it affects the school. All we know is how it would affect us financially, NO need in opening ourselves up to a debate on all the other topics.

Saturday 6:31 PM

We will need to have a special called meeting on Monday Feb 16th at 3:15 in the cafeteria. It shouldn't take 5-10 minutes. This will be to amend the minutes from the last board meeting to reflect that everyone was in favor of issuing a statement regarding financial impacts of a data center. We voted and all was in favor but the minutes did not reflect that. We will also have the agenda to vote on whether or not you all want me to represent the school



was
in f g a
statement regarding financial impacts of a data center. We voted and all was in favor but the minutes did not reflect that. We will also have the agenda to vote on whether or not you all want me to represent the school and speak on the 18th at the planning and zoning meeting. I will post a meeting notice on the school building tomorrow before 3:00 so that we are sure to give 24 hour notice. If you can't make it in person then we can conference call you in to the meeting virtually.

Saturday 7:38 PM

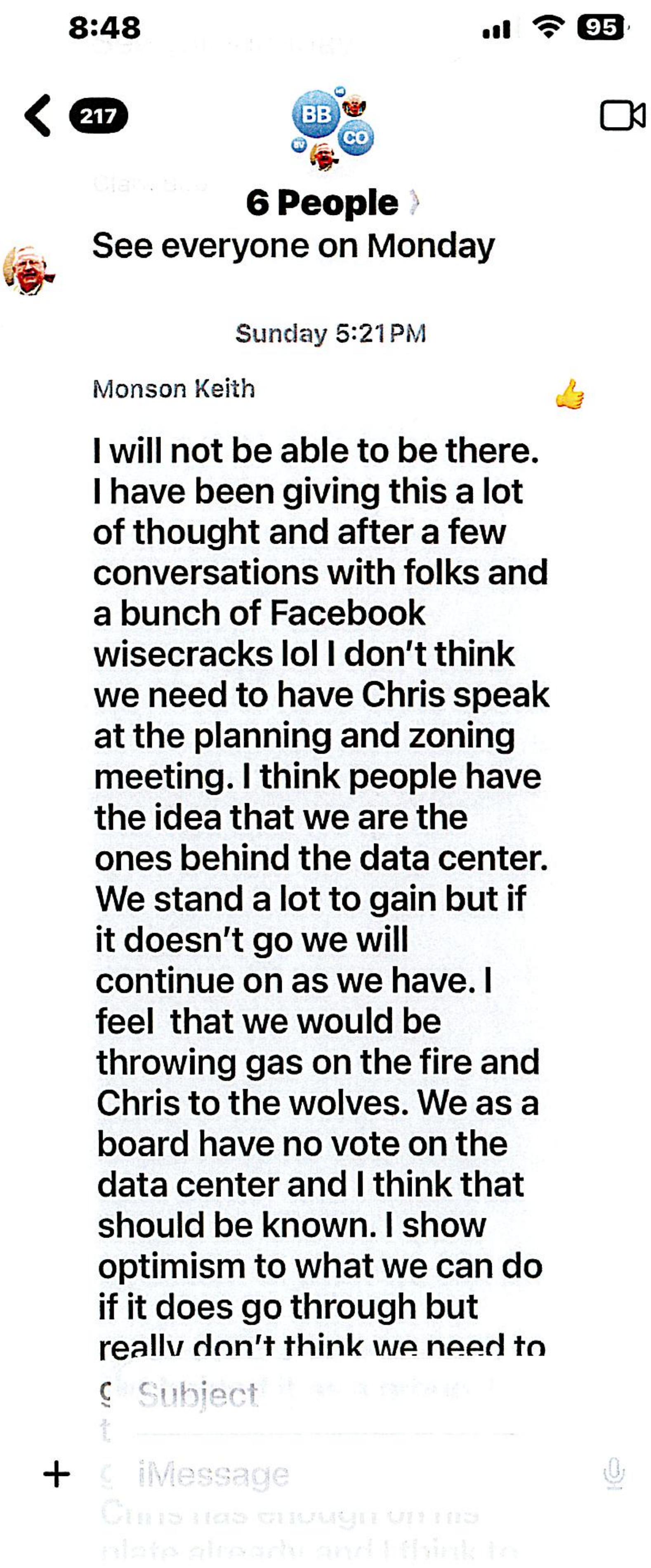
Ben Bradshaw

I will be able to attend

Hopkins Shannon

See yall Monday

See everyone on Monday



6 People

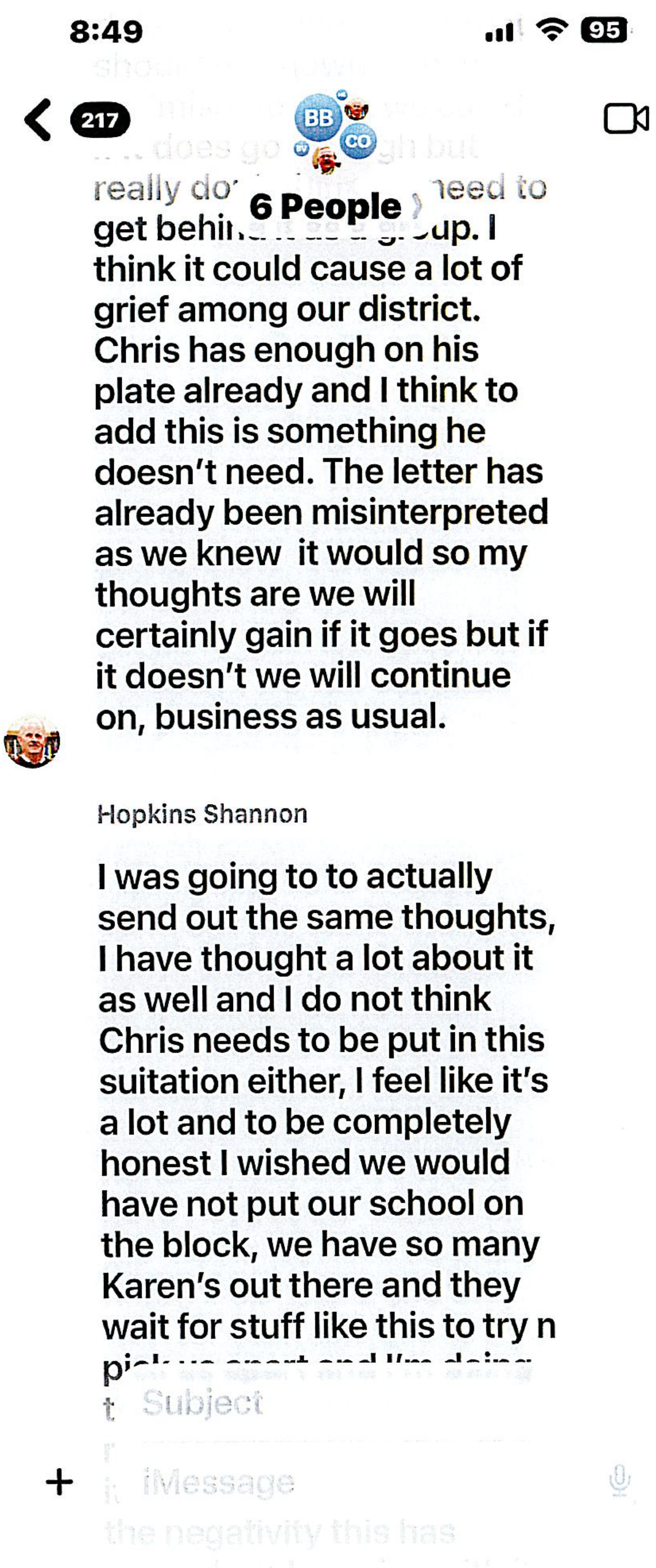
See everyone on Monday

Sunday 5:21 PM

Monson Keith

I will not be able to be there. I have been giving this a lot of thought and after a few conversations with folks and a bunch of Facebook wisecracks lol I don't think we need to have Chris speak at the planning and zoning meeting. I think people have the idea that we are the ones behind the data center. We stand a lot to gain but if it doesn't go we will continue on as we have. I feel that we would be throwing gas on the fire and Chris to the wolves. We as a board have no vote on the data center and I think that should be known. I show optimism to what we can do if it does go through but really don't think we need to

Chris has enough on his plate already and I think to



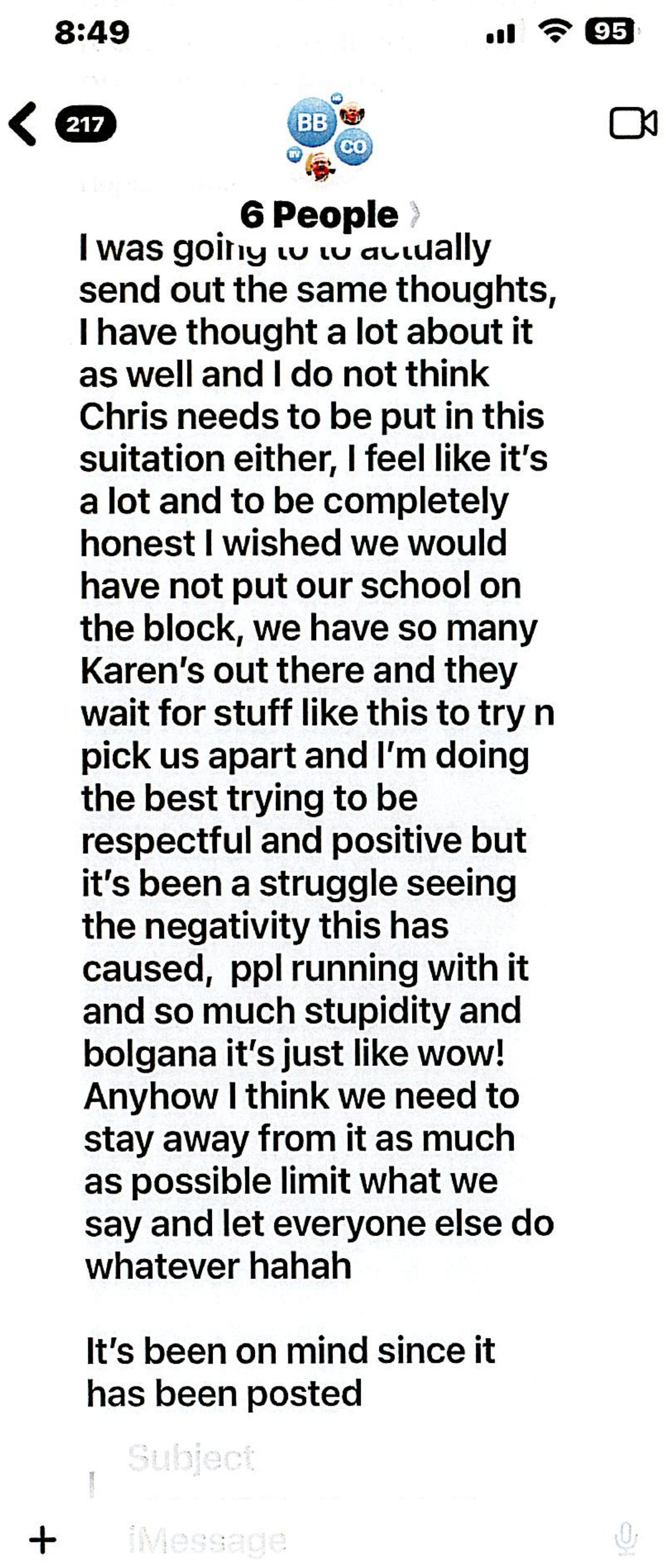
shoul... pow...

... does go ... gh but really do' ... need to get behi... up. I think it could cause a lot of grief among our district. Chris has enough on his plate already and I think to add this is something he doesn't need. The letter has already been misinterpreted as we knew it would so my thoughts are we will certainly gain if it goes but if it doesn't we will continue on, business as usual.

Hopkins Shannon

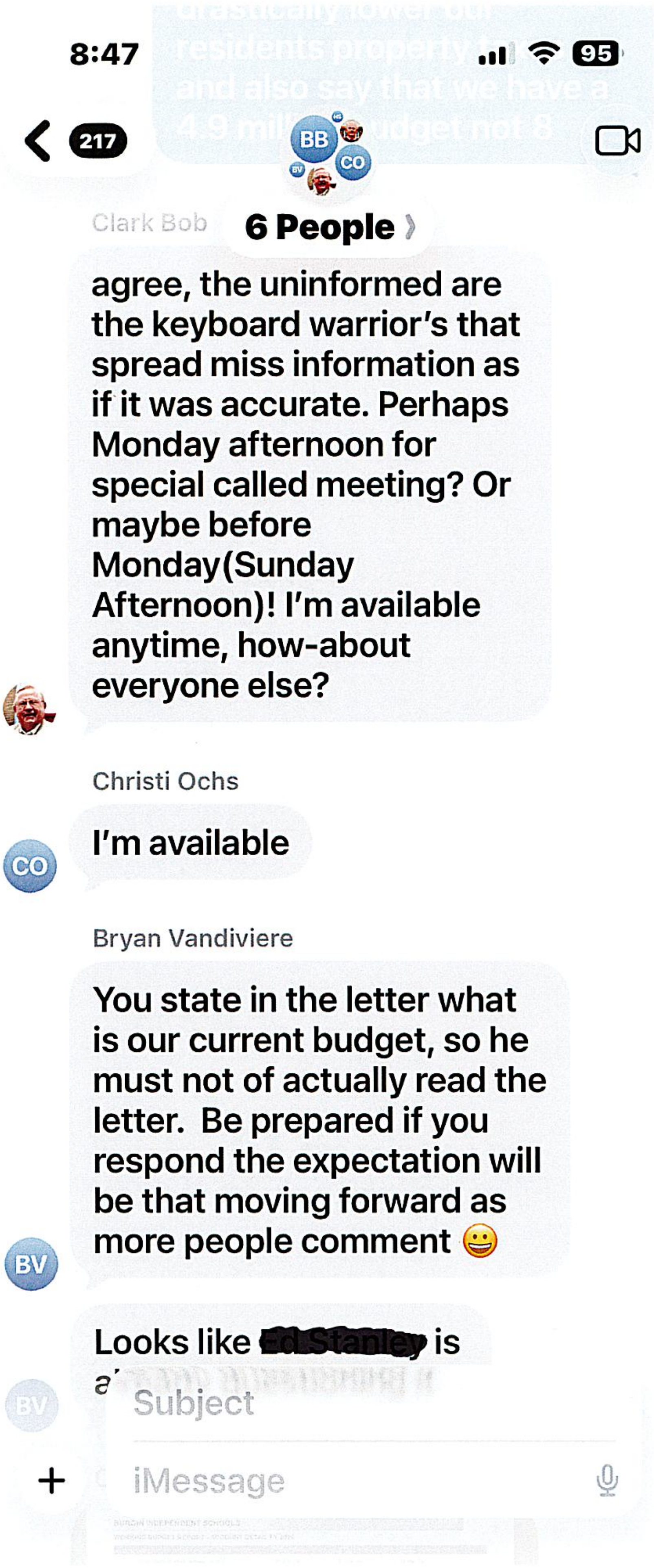
I was going to to actually send out the same thoughts, I have thought a lot about it as well and I do not think Chris needs to be put in this suitation either, I feel like it's a lot and to be completely honest I wished we would have not put our school on the block, we have so many Karen's out there and they wait for stuff like this to try n pi...

the negativity this has



I was going to to actually send out the same thoughts, I have thought a lot about it as well and I do not think Chris needs to be put in this suitation either, I feel like it's a lot and to be completely honest I wished we would have not put our school on the block, we have so many Karen's out there and they wait for stuff like this to try n pick us apart and I'm doing the best trying to be respectful and positive but it's been a struggle seeing the negativity this has caused, ppl running with it and so much stupidity and bolgana it's just like wow! Anyhow I think we need to stay away from it as much as possible limit what we say and let everyone else do whatever hahah

It's been on mind since it has been posted



drastically lower our residents property
and also say that we have a 4.9 mill budget not 8

Clark Bob

agree, the uninformed are the keyboard warrior's that spread miss information as if it was accurate. Perhaps Monday afternoon for special called meeting? Or maybe before Monday(Sunday Afternoon)! I'm available anytime, how-about everyone else?

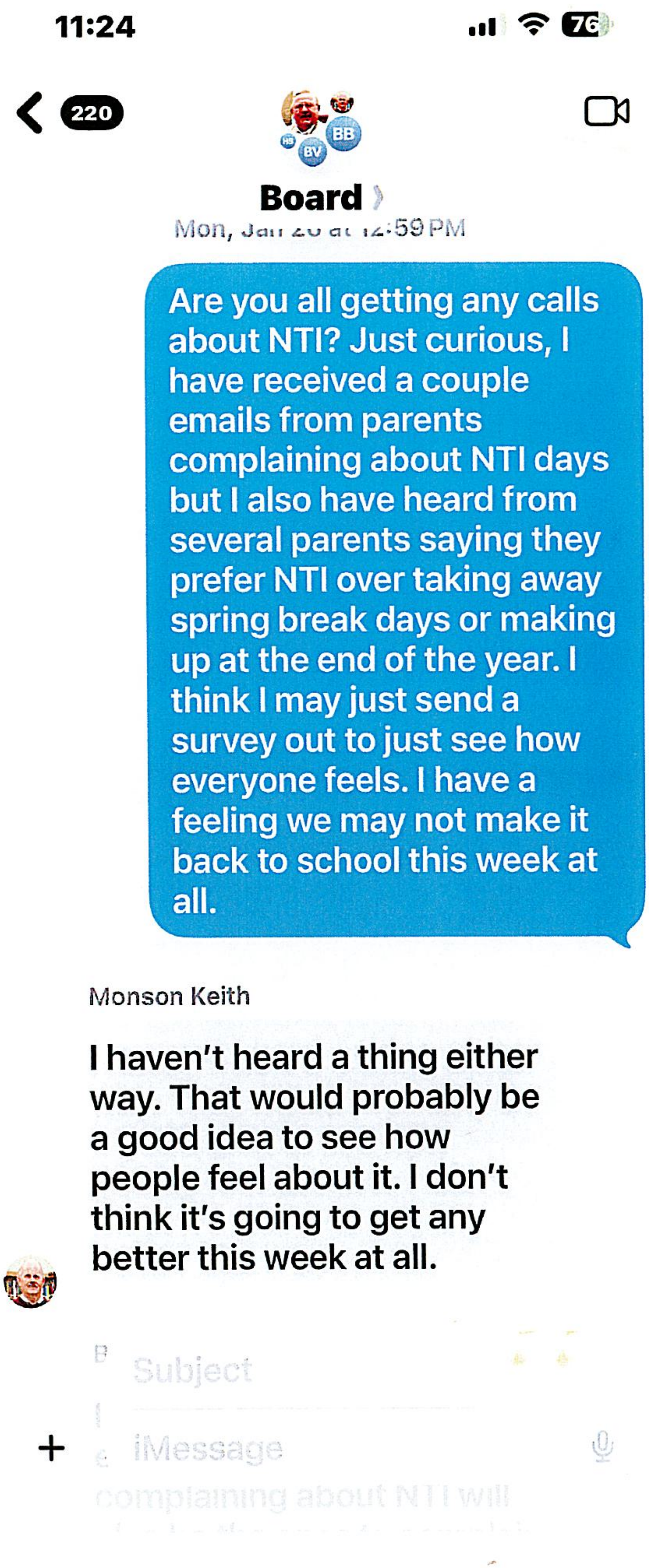
Christi Ochs

I'm available

Bryan Vandiviere

You state in the letter what is our current budget, so he must not of actually read the letter. Be prepared if you respond the expectation will be that moving forward as more people comment 😀

Looks like [redacted] is a



11:24

220

Board

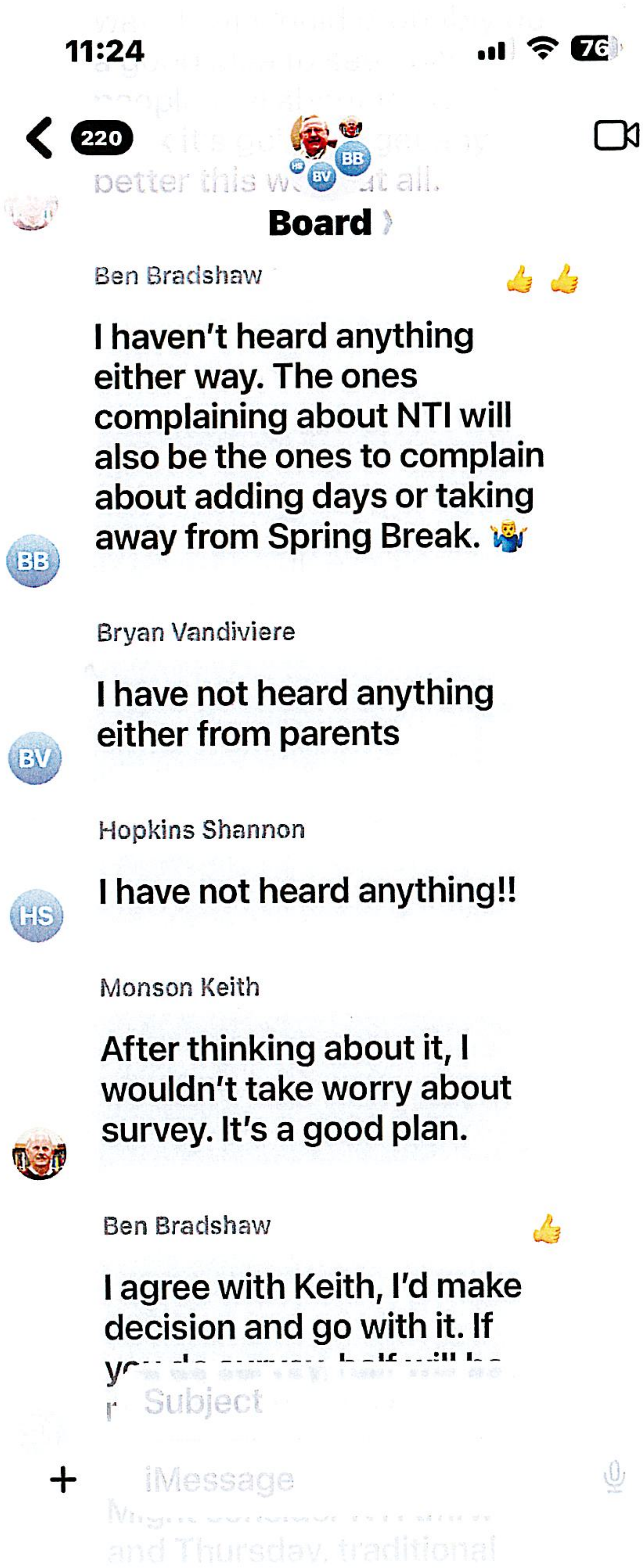
Mon, Jan 26 at 12:59 PM

Are you all getting any calls about NTI? Just curious, I have received a couple emails from parents complaining about NTI days but I also have heard from several parents saying they prefer NTI over taking away spring break days or making up at the end of the year. I think I may just send a survey out to just see how everyone feels. I have a feeling we may not make it back to school this week at all.

Monson Keith

I haven't heard a thing either way. That would probably be a good idea to see how people feel about it. I don't think it's going to get any better this week at all.

complaining about NTI will



Ben Bradshaw

I haven't heard anything either way. The ones complaining about NTI will also be the ones to complain about adding days or taking away from Spring Break. 🤷‍♂️

Bryan Vandiviere

I have not heard anything either from parents

Hopkins Shannon

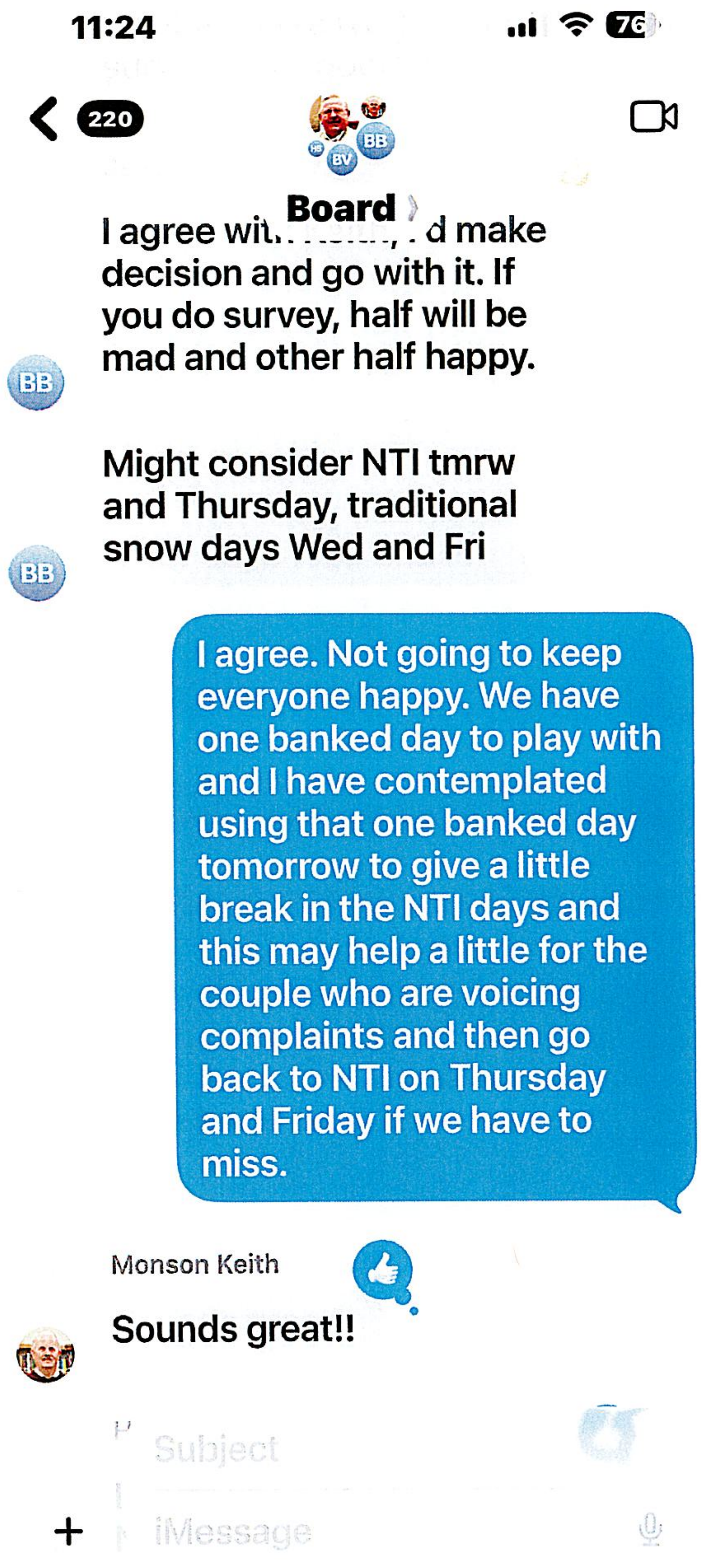
I have not heard anything!!

Monson Keith

After thinking about it, I wouldn't take worry about survey. It's a good plan.

Ben Bradshaw

I agree with Keith, I'd make decision and go with it. If



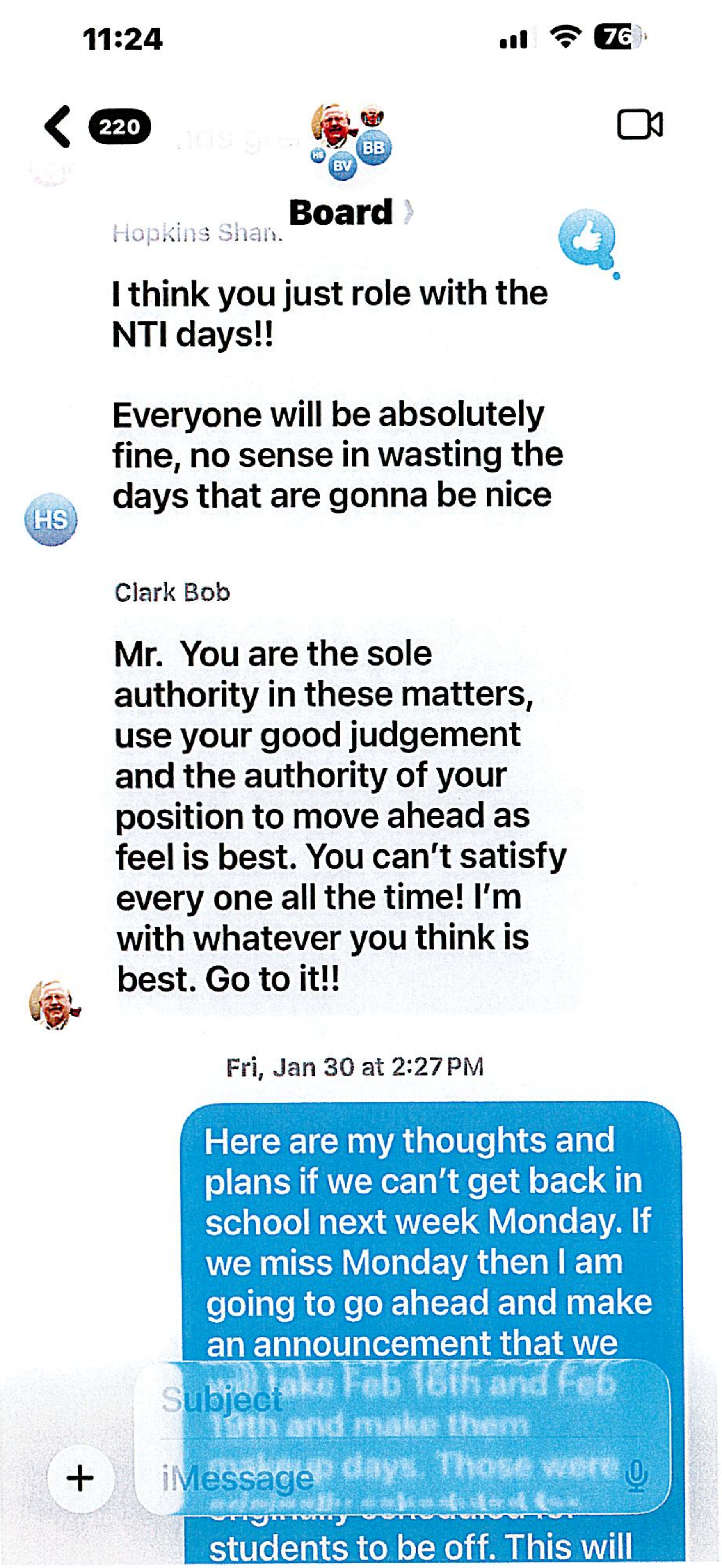
I agree wit[illegible], [illegible]d make decision and go with it. If you do survey, half will be mad and other half happy.

Might consider NTI tmrw and Thursday, traditional snow days Wed and Fri

I agree. Not going to keep everyone happy. We have one banked day to play with and I have contemplated using that one banked day tomorrow to give a little break in the NTI days and this may help a little for the couple who are voicing complaints and then go back to NTI on Thursday and Friday if we have to miss.

Monson Keith

Sounds great!!



Hopkins Shan.

I think you just role with the NTI days!!

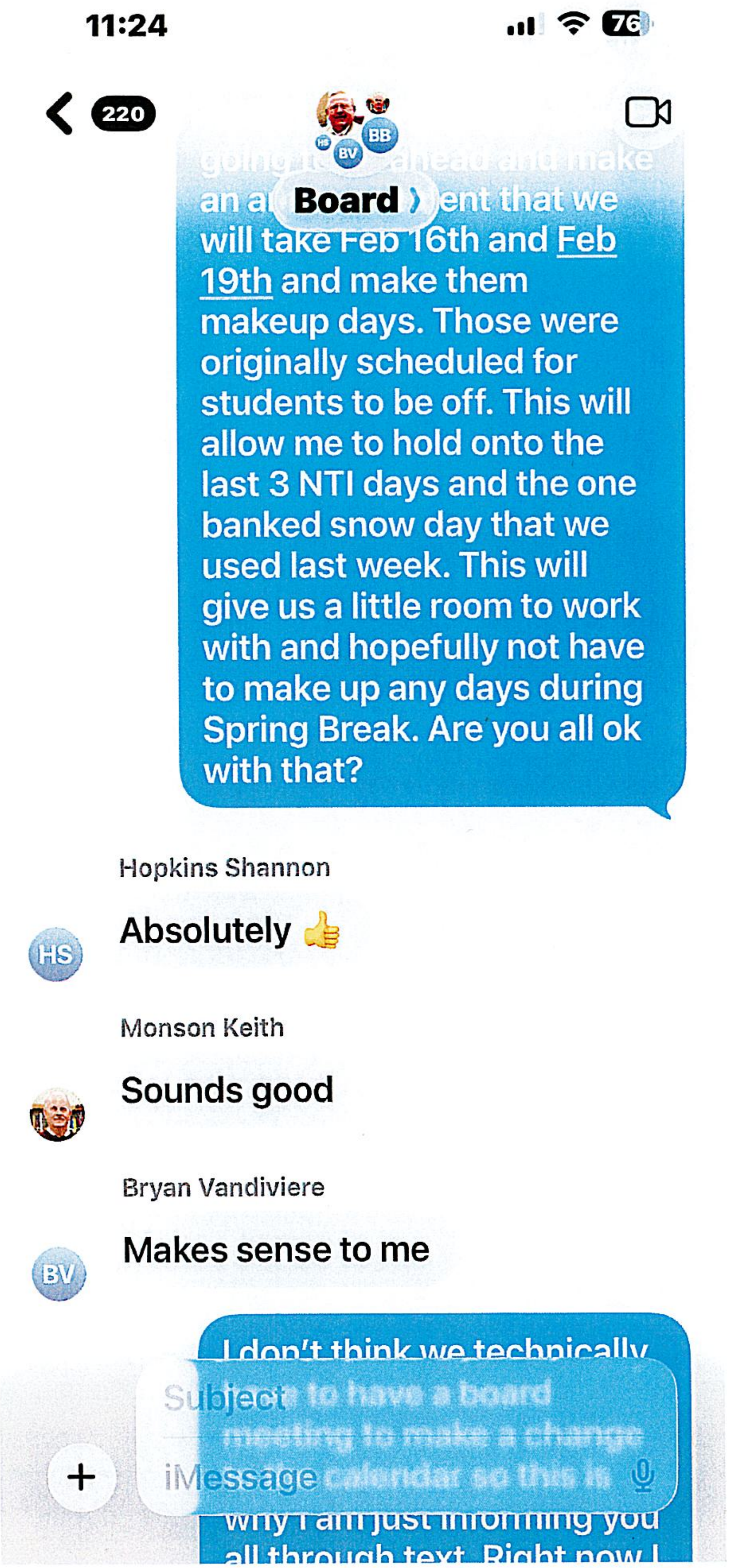
Everyone will be absolutely fine, no sense in wasting the days that are gonna be nice

Clark Bob

Mr. You are the sole authority in these matters, use your good judgement and the authority of your position to move ahead as feel is best. You can't satisfy every one all the time! I'm with whatever you think is best. Go to it!!

Fri, Jan 30 at 2:27 PM

Here are my thoughts and plans if we can't get back in school next week Monday. If we miss Monday then I am going to go ahead and make an announcement that we will take Feb 16th and Feb 17th and make them make up days. Those were originally scheduled for students to be off. This will



going t ahead and make an a ent that we will take Feb 16th and Feb 19th and make them makeup days. Those were originally scheduled for students to be off. This will allow me to hold onto the last 3 NTI days and the one banked snow day that we used last week. This will give us a little room to work with and hopefully not have to make up any days during Spring Break. Are you all ok with that?

Hopkins Shannon

Absolutely 👍

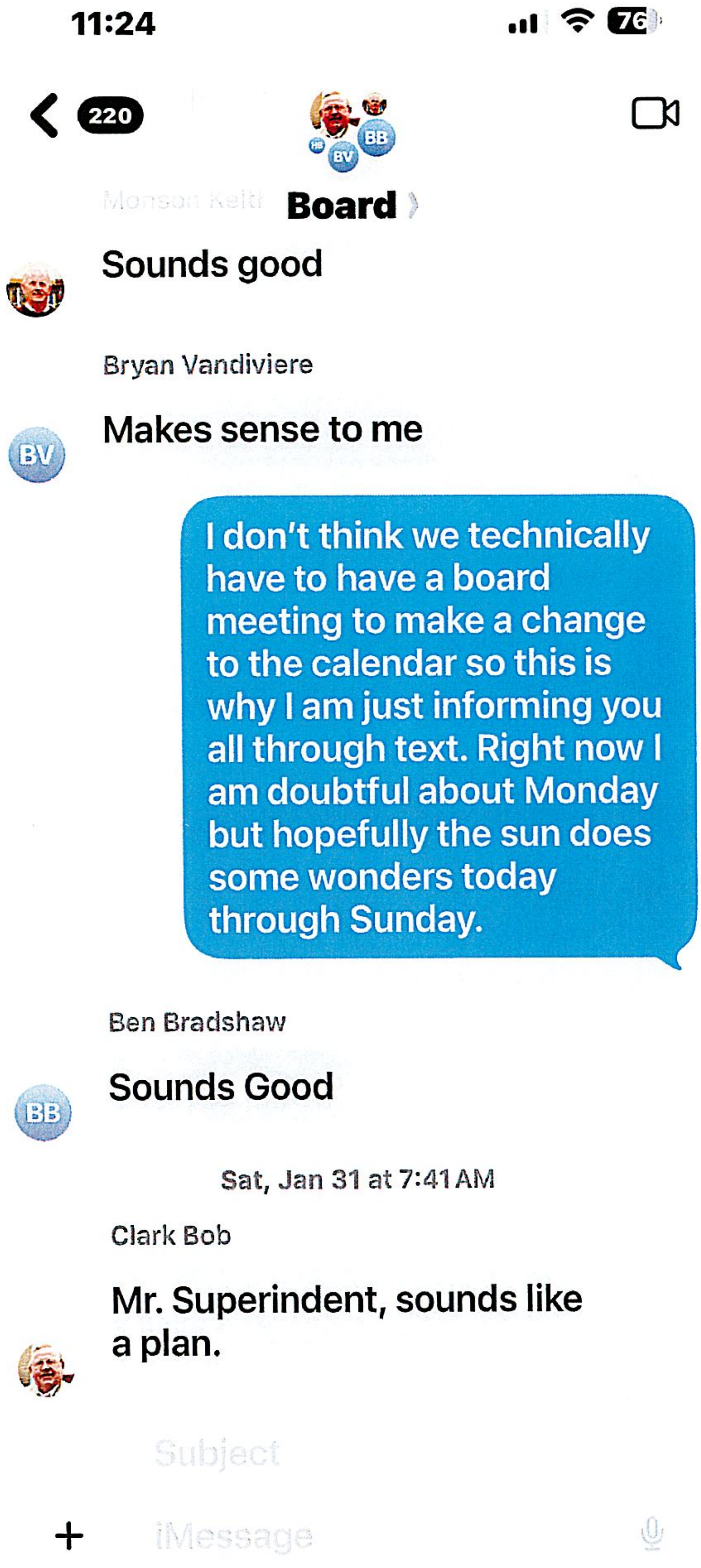
Monson Keith

Sounds good

Bryan Vandiviere

Makes sense to me

I don't think we technically e to have a board meeting to make a change calendar so this is why I am just informing you all through text. Right now I



Monson Keith

Sounds good

Bryan Vandiviere

Makes sense to me

I don't think we technically have to have a board meeting to make a change to the calendar so this is why I am just informing you all through text. Right now I am doubtful about Monday but hopefully the sun does some wonders today through Sunday.

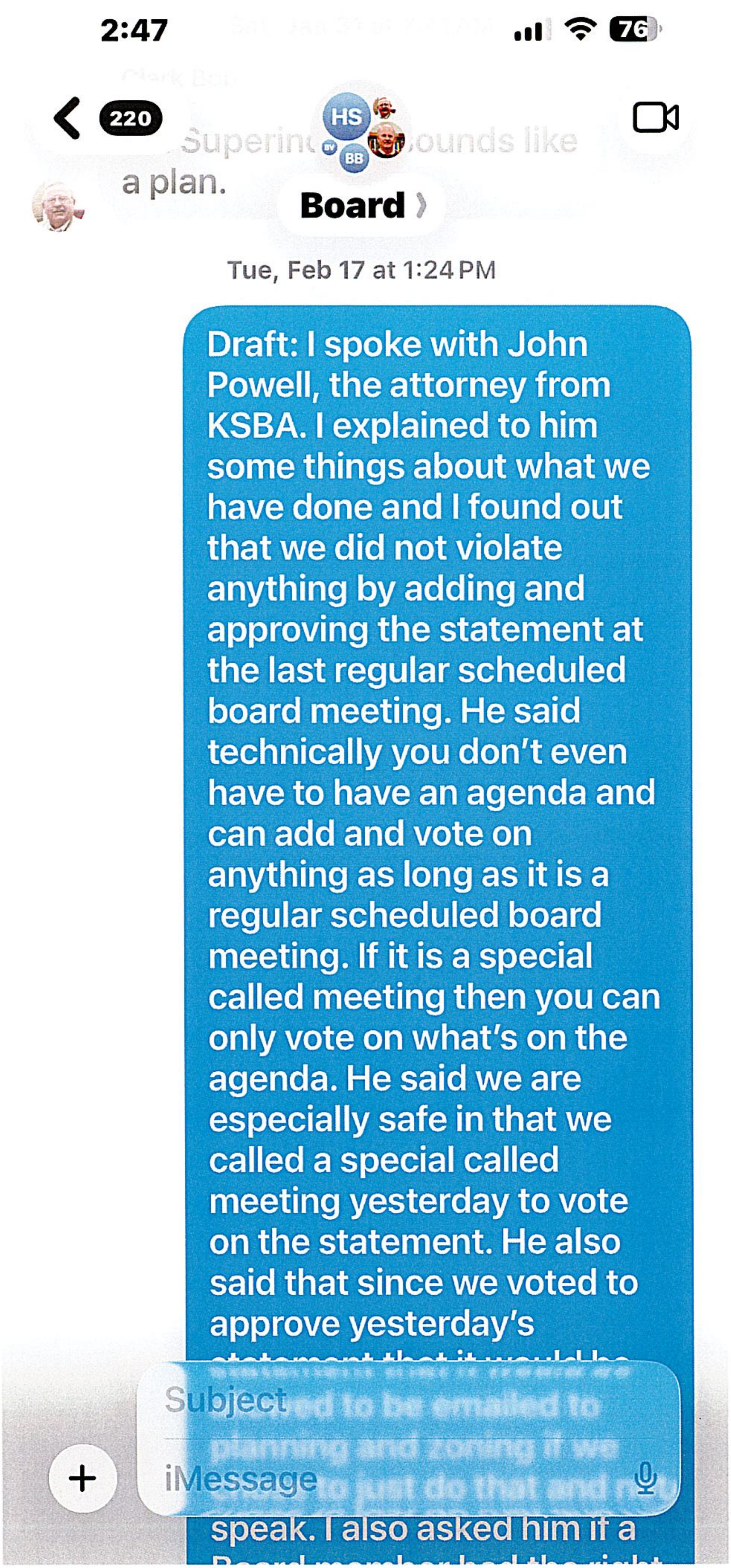
Ben Bradshaw

Sounds Good

Sat, Jan 31 at 7:41 AM

Clark Bob

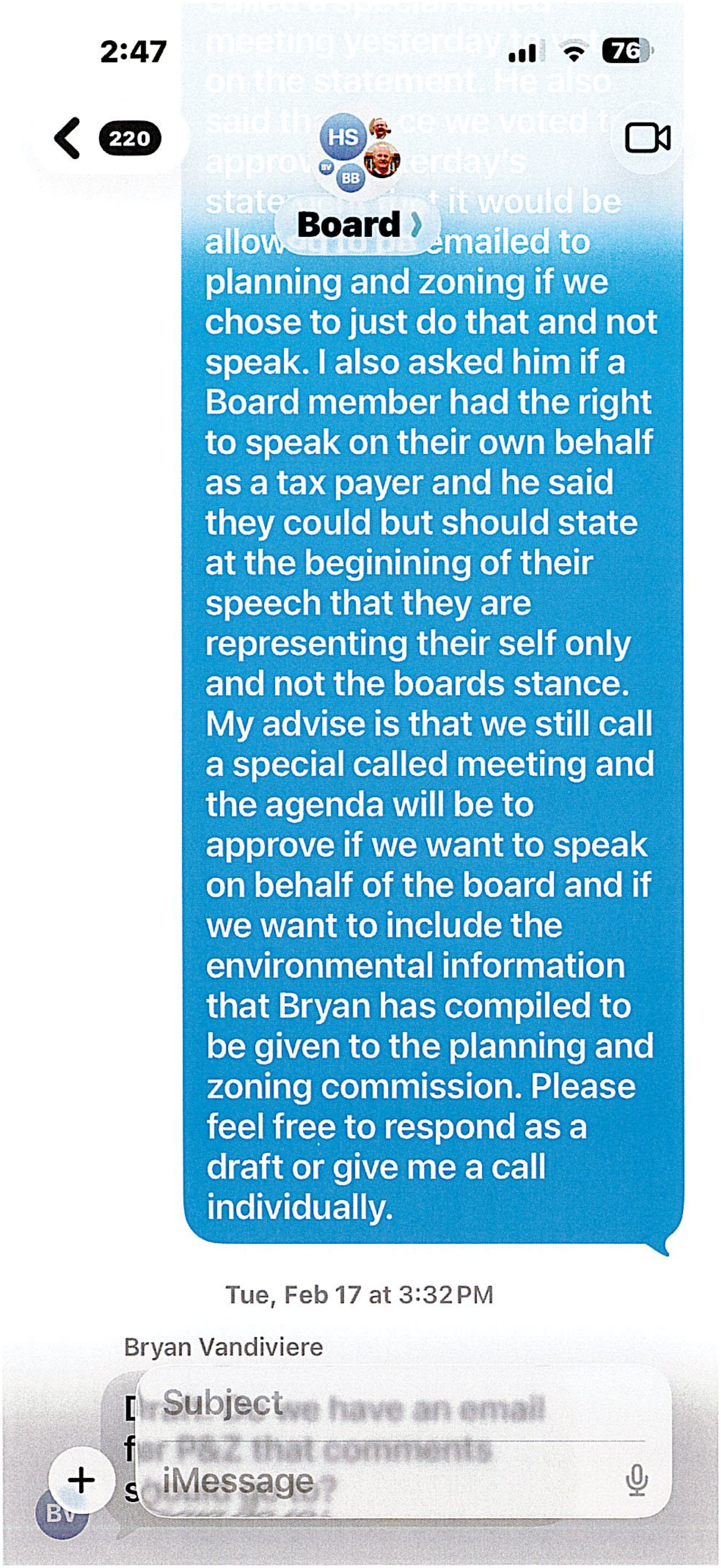
Mr. Superindent, sounds like a plan.



Superin[illegible] sounds like a plan.

Tue, Feb 17 at 1:24 PM

Draft: I spoke with John Powell, the attorney from KSBA. I explained to him some things about what we have done and I found out that we did not violate anything by adding and approving the statement at the last regular scheduled board meeting. He said technically you don't even have to have an agenda and can add and vote on anything as long as it is a regular scheduled board meeting. If it is a special called meeting then you can only vote on what's on the agenda. He said we are especially safe in that we called a special called meeting yesterday to vote on the statement. He also said that since we voted to approve yesterday's statement that it would be [illegible] to be emailed to planning and zoning if we [illegible] to just do that and [illegible] speak. I also asked him if a Board member had the right

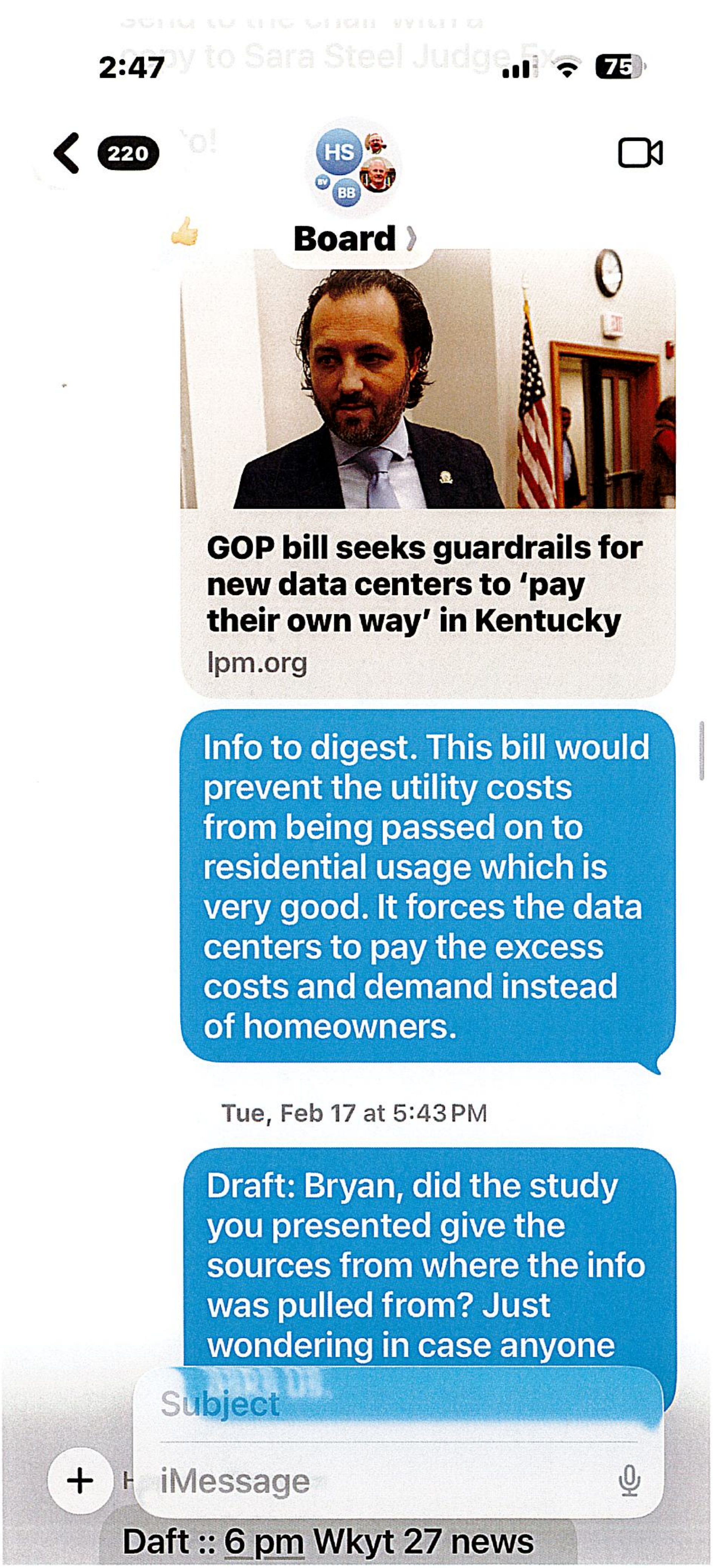


[illegible] meeting yesterday to v[illegible] on the statement. He also said th[illegible]ce we voted t[illegible] approv[illegible]erday's state[illegible]t it would be allow[illegible] emailed to planning and zoning if we chose to just do that and not speak. I also asked him if a Board member had the right to speak on their own behalf as a tax payer and he said they could but should state at the begining of their speech that they are representing their self only and not the boards stance. My advise is that we still call a special called meeting and the agenda will be to approve if we want to speak on behalf of the board and if we want to include the environmental information that Bryan has compiled to be given to the planning and zoning commission. Please feel free to respond as a draft or give me a call individually.

Tue, Feb 17 at 3:32 PM

Bryan Vandiviere

D[illegible] we have an email f[illegible] P&Z that comments s[illegible]?



send to the chair with a
copy to Sara Steel Judge Ex

GOP bill seeks guardrails for new data centers to 'pay their own way' in Kentucky

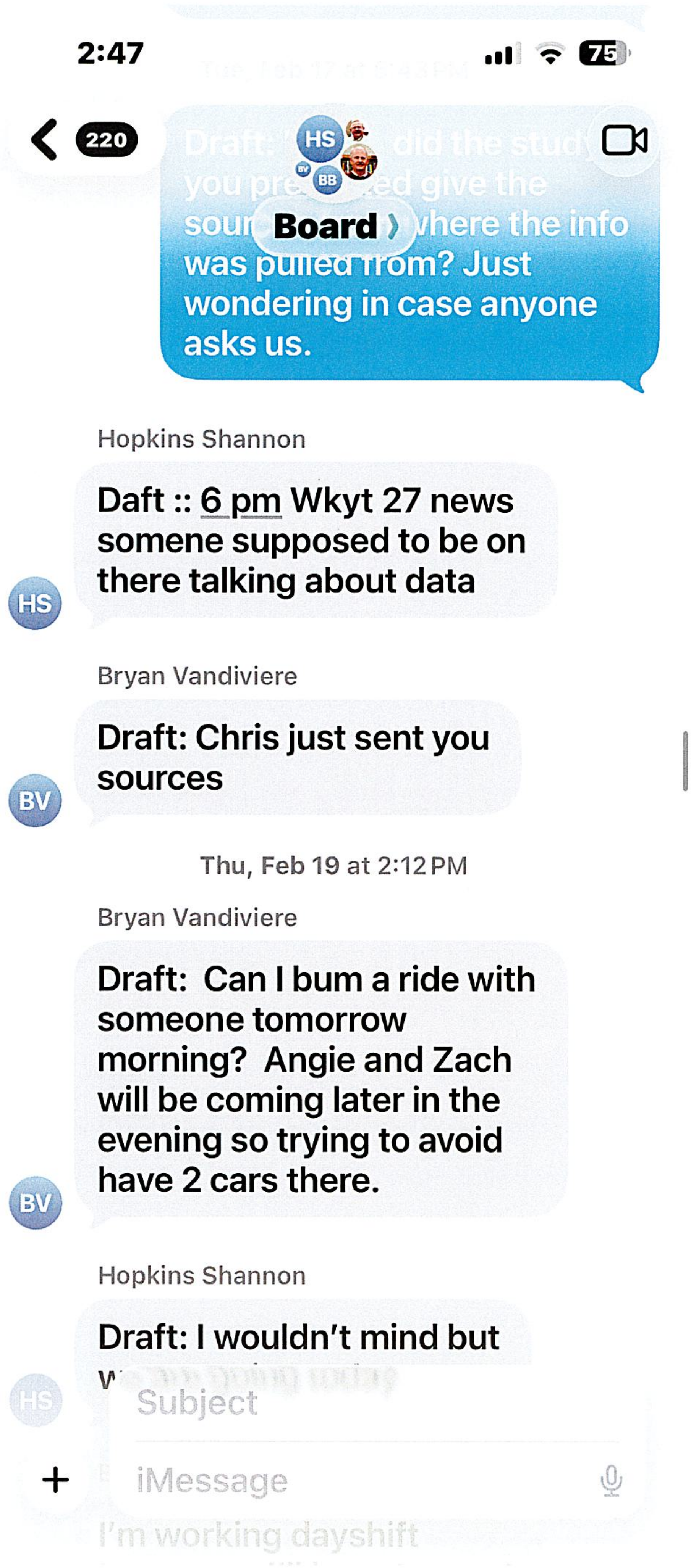
lpm.org

Info to digest. This bill would prevent the utility costs from being passed on to residential usage which is very good. It forces the data centers to pay the excess costs and demand instead of homeowners.

Tue, Feb 17 at 5:43 PM

Draft: Bryan, did the study you presented give the sources from where the info was pulled from? Just wondering in case anyone

Daft :: 6 pm Wkyt 27 news



Tue, Feb 17 at 6:43 PM

Draft: did the stud you pre ed give the sour where the info was pulled from? Just wondering in case anyone asks us.

Hopkins Shannon

Daft :: 6 pm Wkyt 27 news somene supposed to be on there talking about data

Bryan Vandiviere

Draft: Chris just sent you sources

Thu, Feb 19 at 2:12 PM

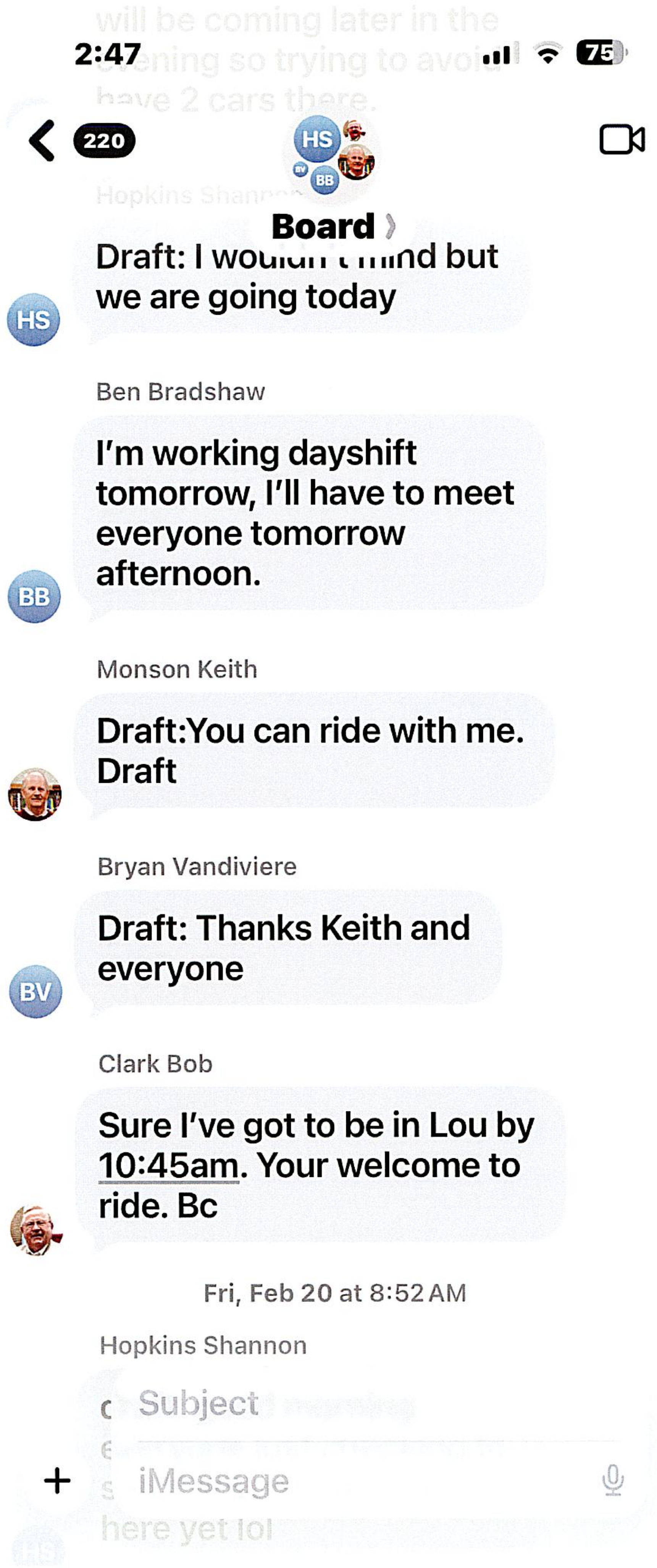
Bryan Vandiviere

Draft: Can I bum a ride with someone tomorrow morning? Angie and Zach will be coming later in the evening so trying to avoid have 2 cars there.

Hopkins Shannon

Draft: I wouldn't mind but W

I'm working dayshift



will be coming later in the evening so trying to avoid have 2 cars there.

Hopkins Shannon

Draft: I wouldn't mind but we are going today

Ben Bradshaw

I'm working dayshift tomorrow, I'll have to meet everyone tomorrow afternoon.

Monson Keith

Draft:You can ride with me. Draft

Bryan Vandiviere

Draft: Thanks Keith and everyone

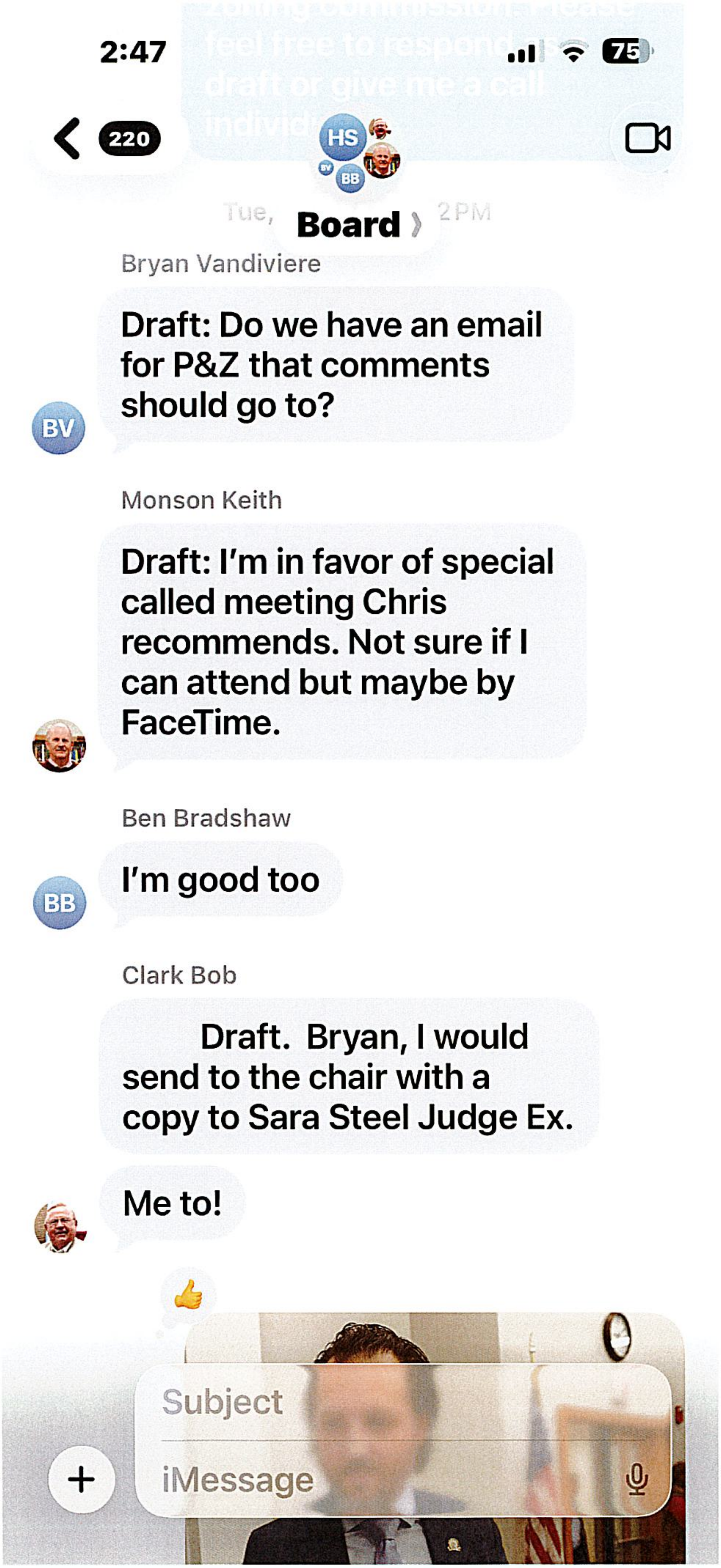
Clark Bob

Sure I've got to be in Lou by 10:45am. Your welcome to ride. Bc

Fri, Feb 20 at 8:52 AM

Hopkins Shannon

here yet lol



feel free to respond
draft or give me a call
individ

Tue, 2 PM

Board

Bryan Vandiviere

Draft: Do we have an email for P&Z that comments should go to?

Monson Keith

Draft: I'm in favor of special called meeting Chris recommends. Not sure if I can attend but maybe by FaceTime.

Ben Bradshaw

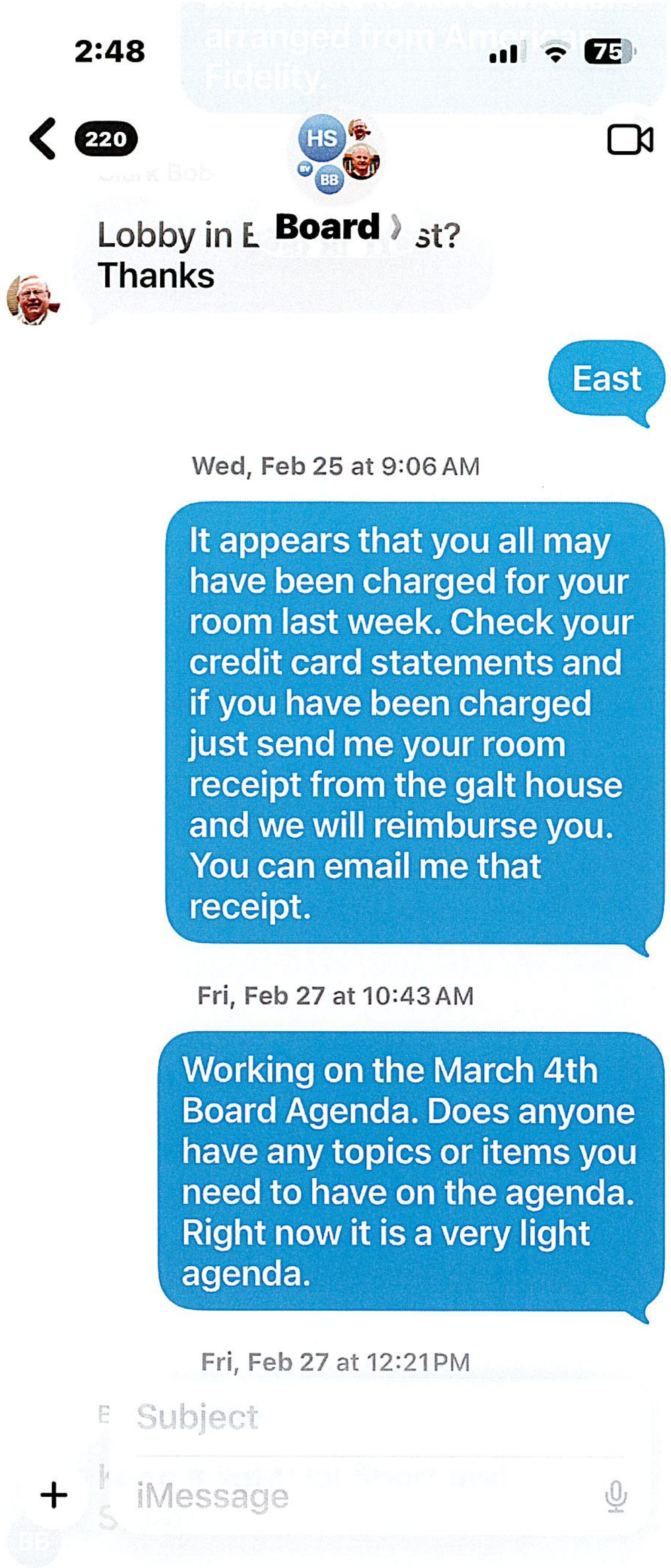
I'm good too

Clark Bob

Draft. Bryan, I would send to the chair with a copy to Sara Steel Judge Ex.

Me to!

👍



arranged from American Fidelity.

Stark Bob

Lobby in E st?
Thanks

East

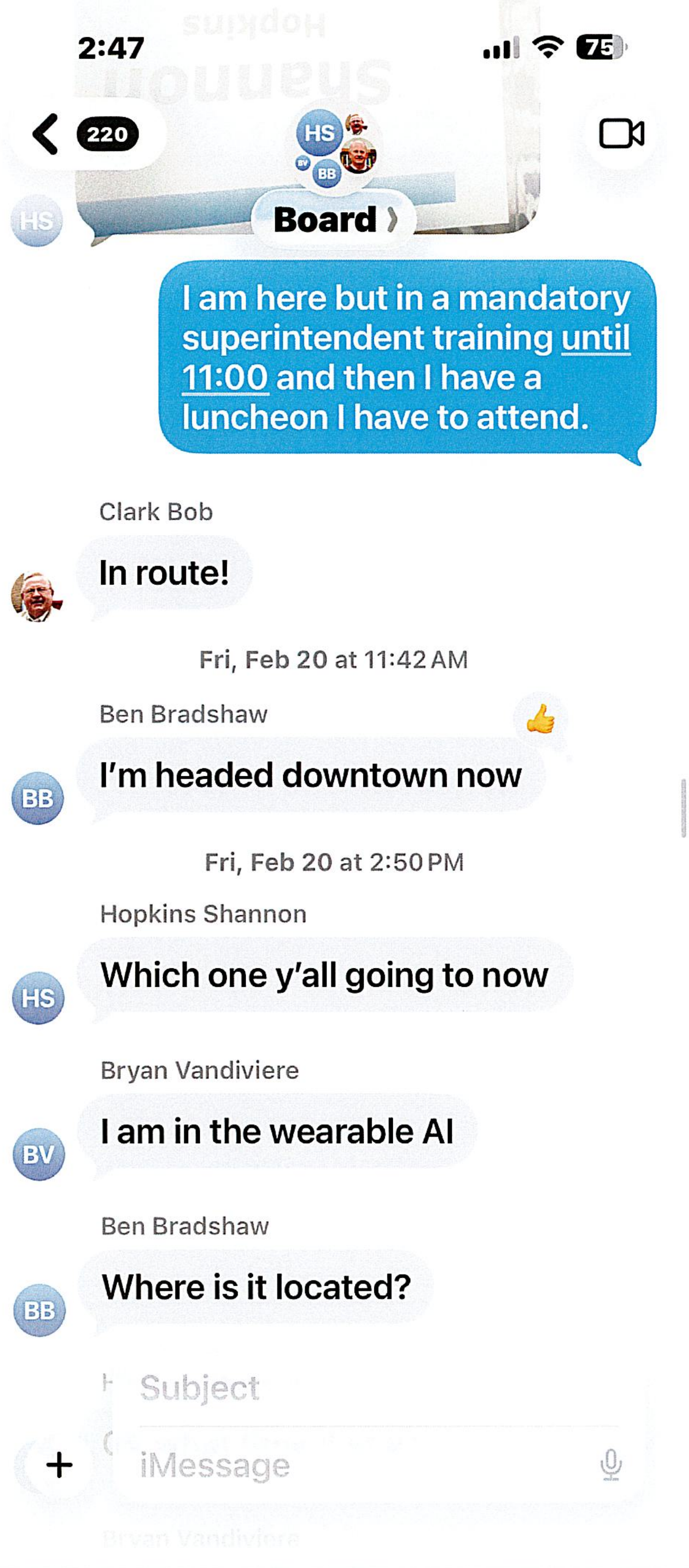
Wed, Feb 25 at 9:06 AM

It appears that you all may have been charged for your room last week. Check your credit card statements and if you have been charged just send me your room receipt from the galt house and we will reimburse you. You can email me that receipt.

Fri, Feb 27 at 10:43 AM

Working on the March 4th Board Agenda. Does anyone have any topics or items you need to have on the agenda. Right now it is a very light agenda.

Fri, Feb 27 at 12:21 PM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75
220
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I am here but in a mandatory superintendent training until 11:00 and then I have a luncheon I have to attend.

Clark Bob

In route!

Fri, Feb 20 at 11:42 AM

Ben Bradshaw

I'm headed downtown now 👍

Fri, Feb 20 at 2:50 PM

Hopkins Shannon

Which one y'all going to now

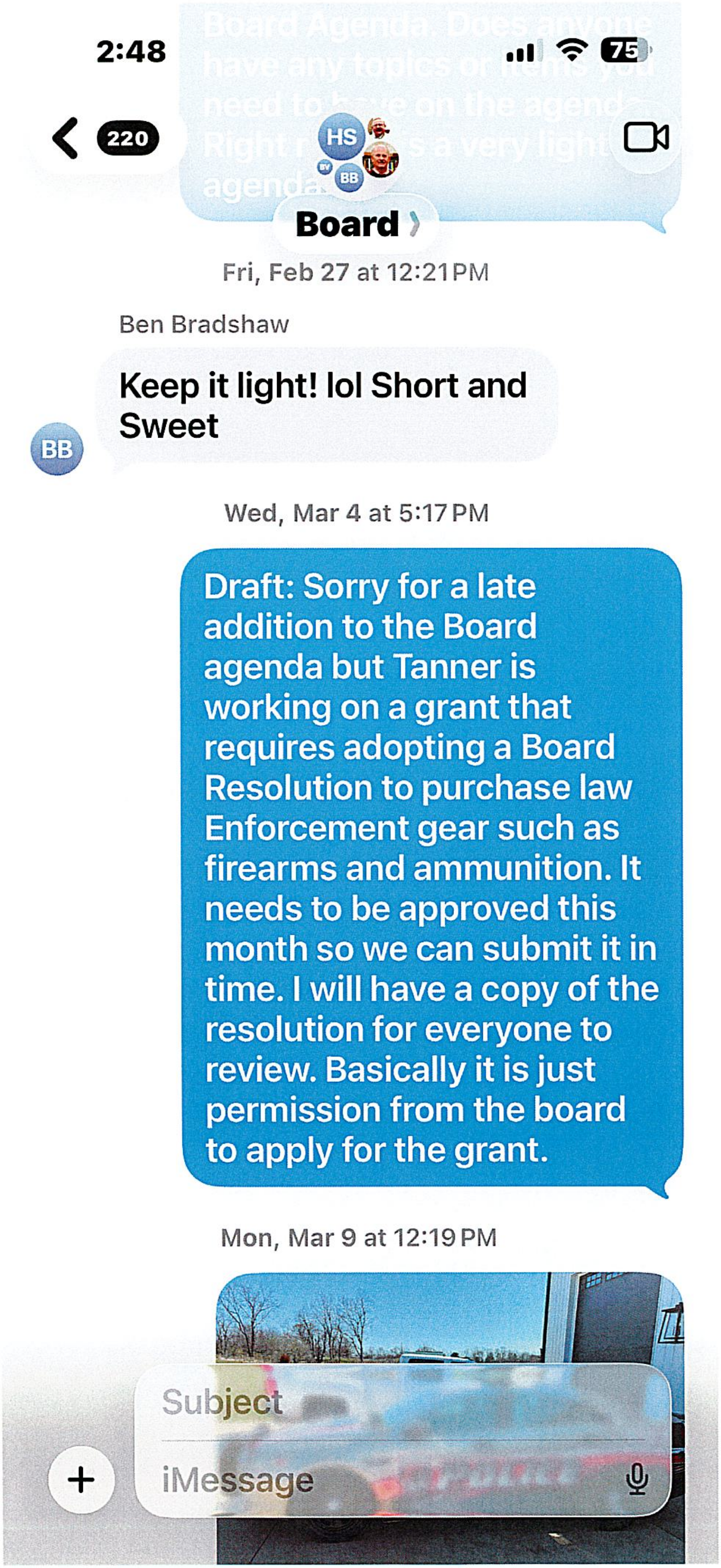
Bryan Vandiviere

I am in the wearable AI

Ben Bradshaw

Where is it located?

Bryan Vandiviere



Board Agenda. Does anyone have any topics or items you need to have on the agenda. Right n[illegible]s a very light agenda.

Fri, Feb 27 at 12:21 PM

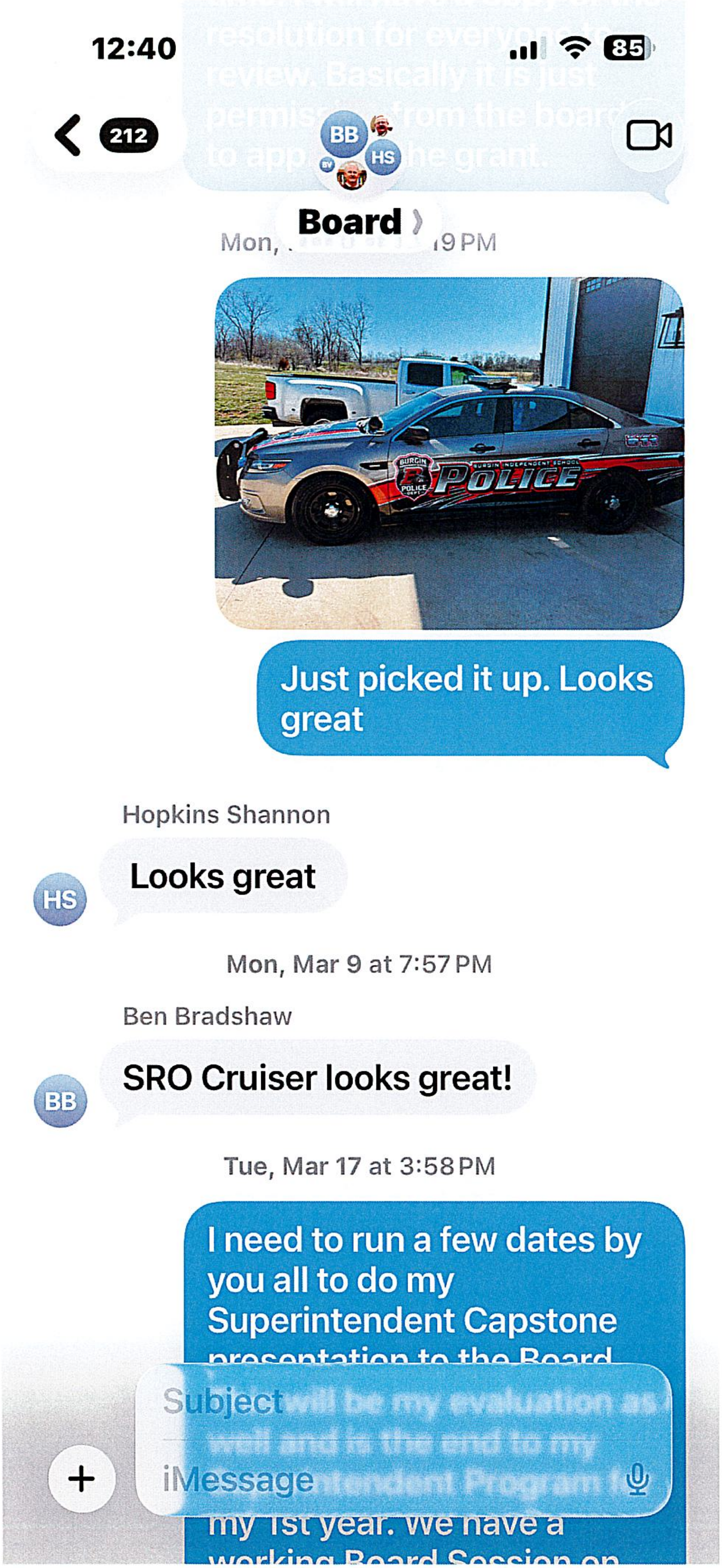
Ben Bradshaw

Keep it light! lol Short and Sweet

Wed, Mar 4 at 5:17 PM

Draft: Sorry for a late addition to the Board agenda but Tanner is working on a grant that requires adopting a Board Resolution to purchase law Enforcement gear such as firearms and ammunition. It needs to be approved this month so we can submit it in time. I will have a copy of the resolution for everyone to review. Basically it is just permission from the board to apply for the grant.

Mon, Mar 9 at 12:19 PM


12:40
85
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POLICE DEPT
BURGIN INDEPENDENT SCHOOL
POLICE
Subject
iMessage

resolution for everyone to review. Basically it is just permission from the board to apply for the grant.

Mon, [illegible] 9 PM

Just picked it up. Looks great

Hopkins Shannon

Looks great

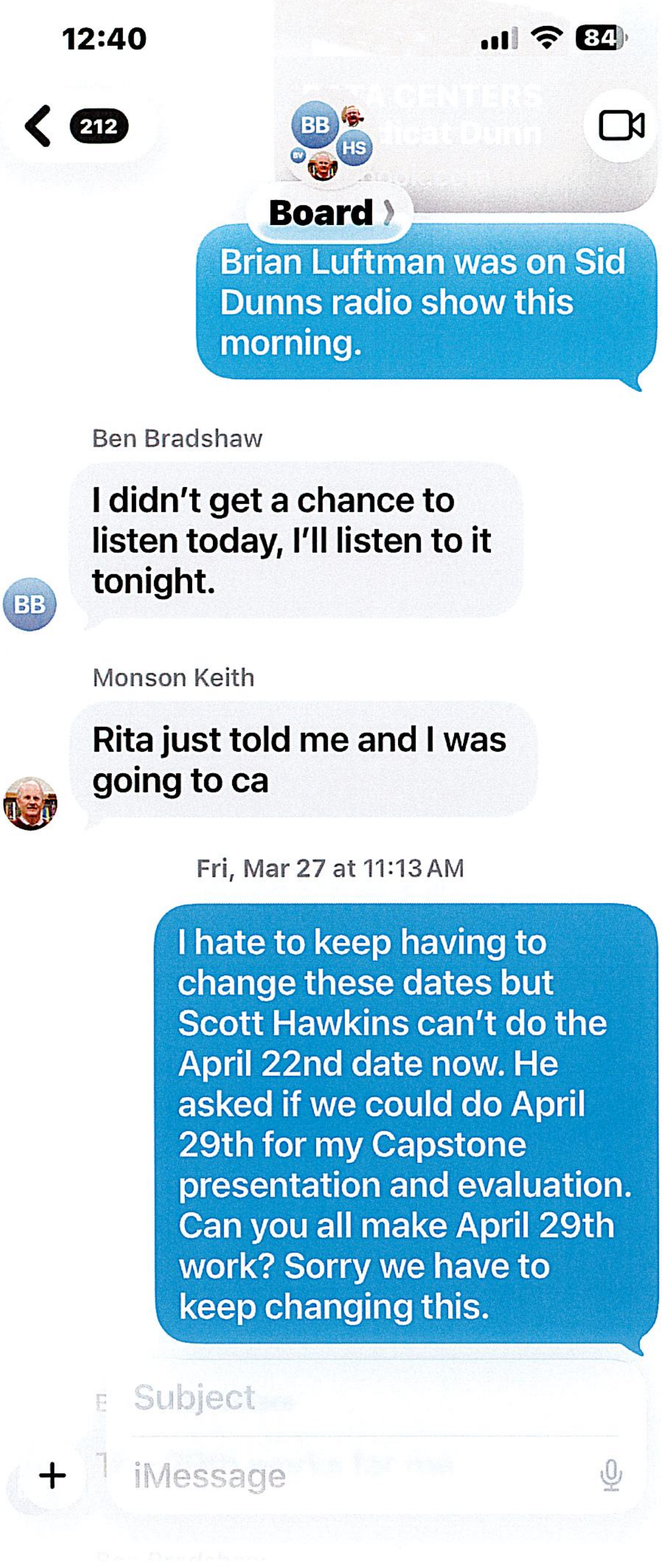
Mon, Mar 9 at 7:57 PM

Ben Bradshaw

SRO Cruiser looks great!

Tue, Mar 17 at 3:58 PM

I need to run a few dates by you all to do my Superintendent Capstone presentation to the Board which will be my evaluation as well and is the end to my Superintendent Program for my 1st year. We have a working Board Session on



Brian Luftman was on Sid Dunns radio show this morning.

Ben Bradshaw

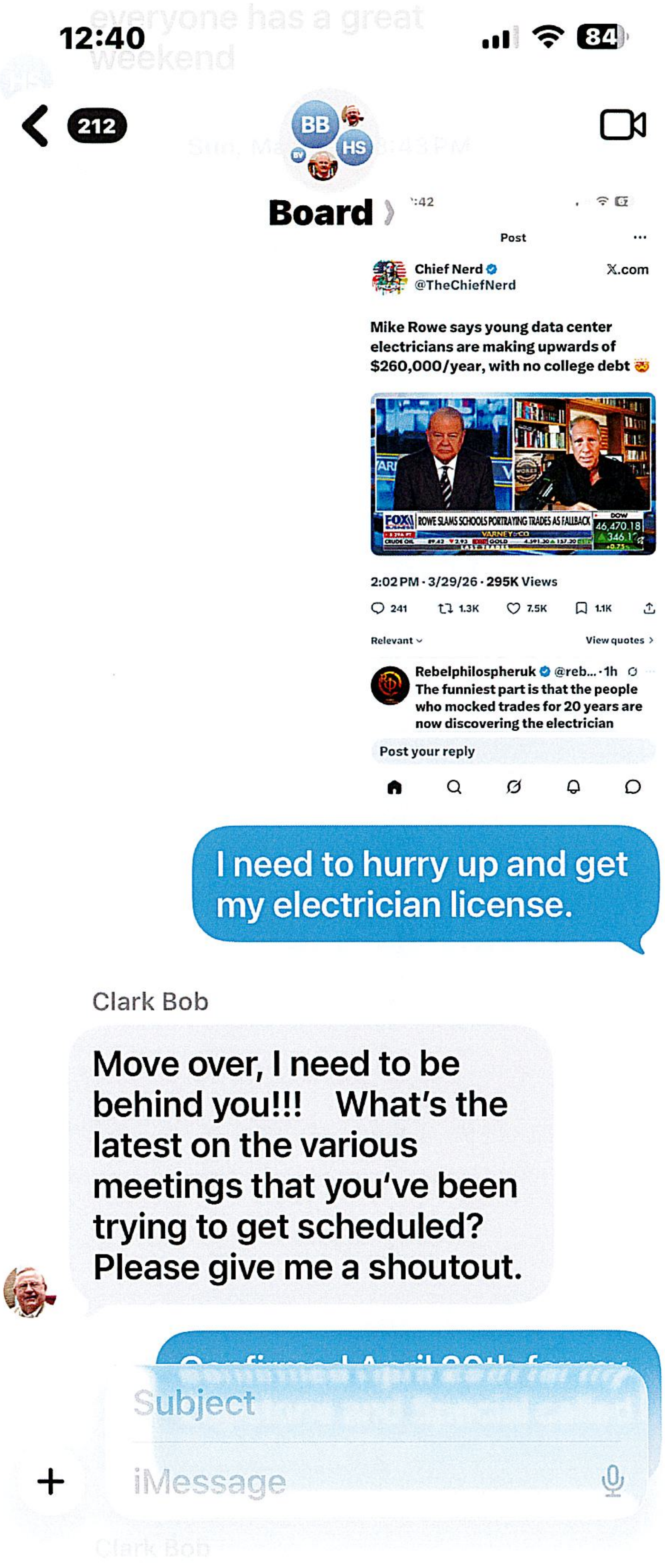
I didn't get a chance to listen today, I'll listen to it tonight.

Monson Keith

Rita just told me and I was going to ca

Fri, Mar 27 at 11:13 AM

I hate to keep having to change these dates but Scott Hawkins can't do the April 22nd date now. He asked if we could do April 29th for my Capstone presentation and evaluation. Can you all make April 29th work? Sorry we have to keep changing this.


12:40
84
212
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Post
X.com
Relevant
View quotes
Post your reply
Subject
iMessage

everyone has a great weekend

Chief Nerd @TheChiefNerd

Mike Rowe says young data center electricians are making upwards of $260,000/year, with no college debt 🤩

ROWE SLAMS SCHOOLS PORTRAYING TRADES AS FALLBACK
VARNEY & CO
DOW
46,470.18
▲346.1

2:02 PM · 3/29/26 · 295K Views

241 1.3K 7.5K 1.1K

Rebelphilospheruk @reb... · 1h
The funniest part is that the people who mocked trades for 20 years are now discovering the electrician

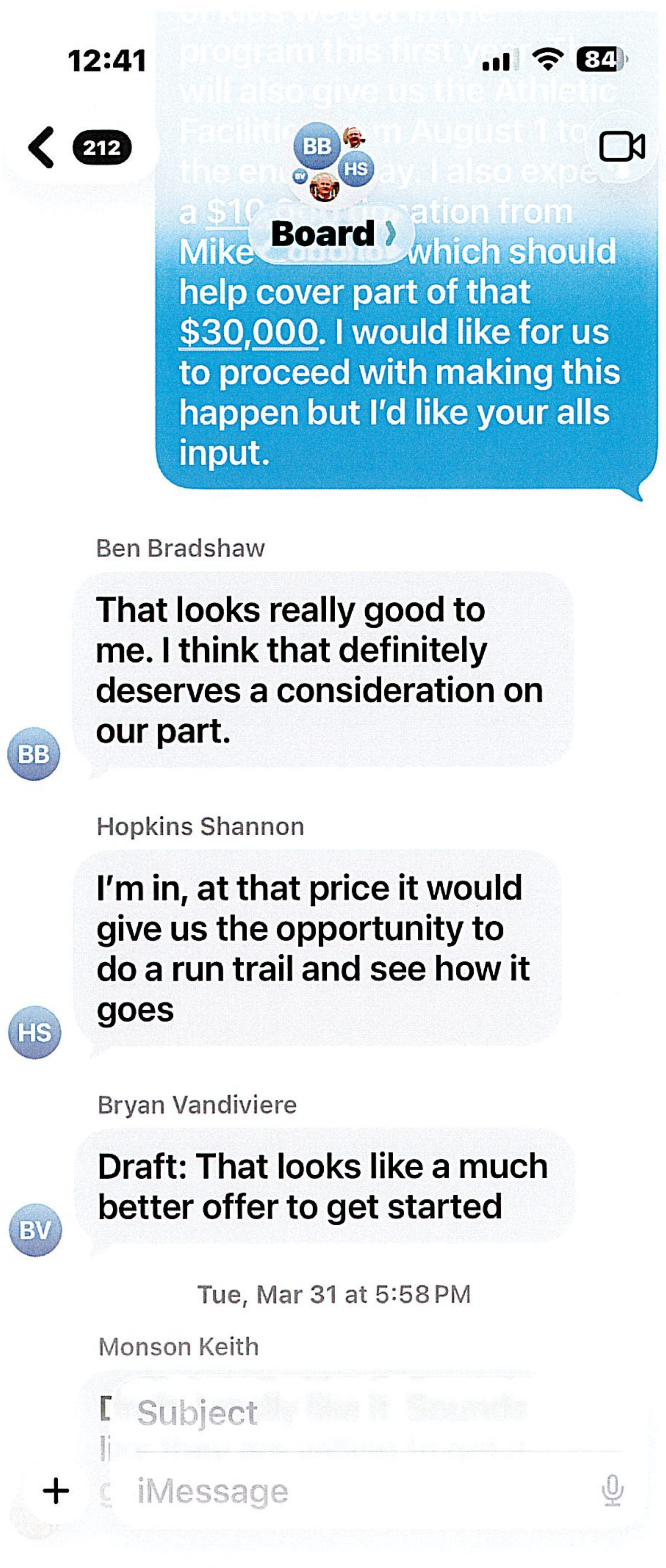
I need to hurry up and get my electrician license.

Clark Bob

Move over, I need to be behind you!!! What's the latest on the various meetings that you've been trying to get scheduled? Please give me a shoutout.

Confirmed April 20th for my

Clark Bob



program this first year.
will also give us the Athletic
Faciliti m August 1 to
the en ay. I also expe
a $10, ation from
Mike which should
help cover part of that
$30,000. I would like for us
to proceed with making this
happen but I'd like your alls
input.

Ben Bradshaw

That looks really good to me. I think that definitely deserves a consideration on our part.

Hopkins Shannon

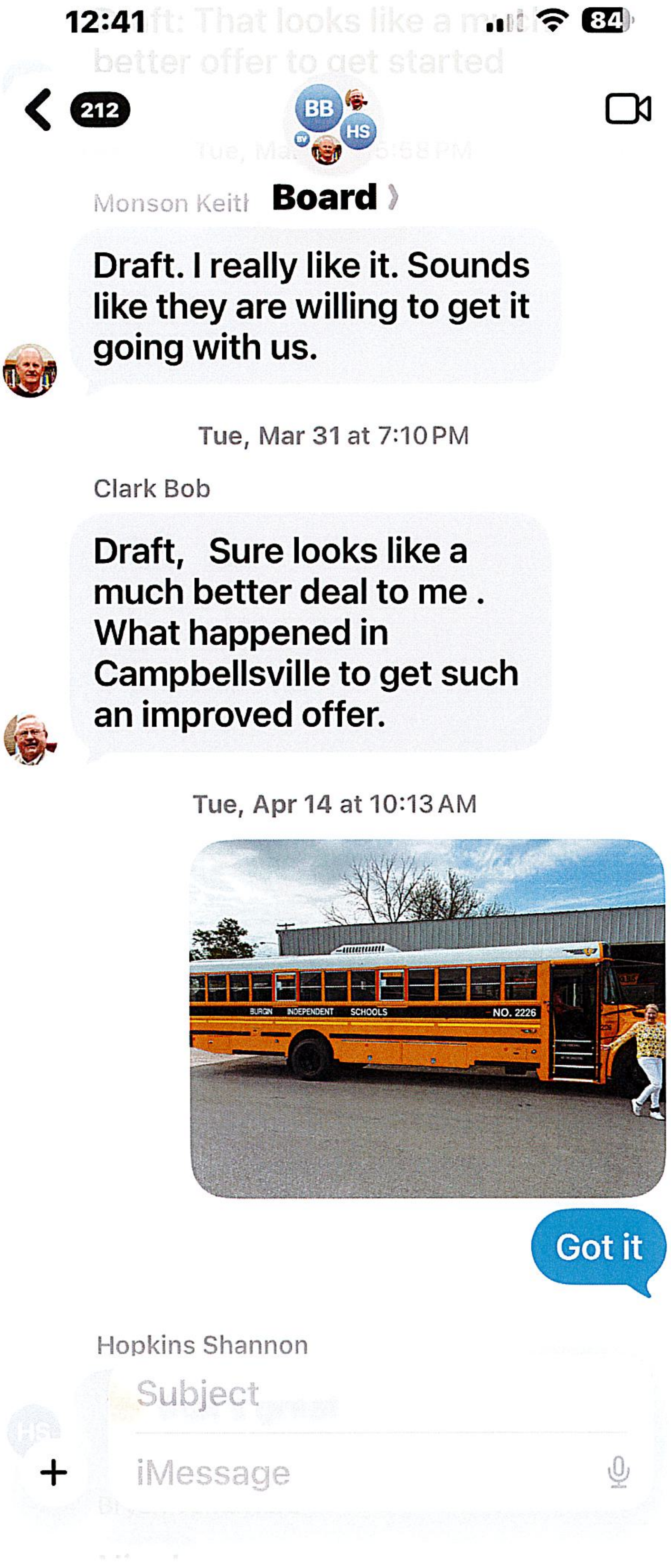
I'm in, at that price it would give us the opportunity to do a run trail and see how it goes

Bryan Vandiviere

Draft: That looks like a much better offer to get started

Tue, Mar 31 at 5:58 PM

Monson Keith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BURGIN INDEPENDENT SCHOOLS
NO. 2226
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Board

ft: That looks like a mu…
better offer to get started

Monson Keith

Draft. I really like it. Sounds like they are willing to get it going with us.

Tue, Mar 31 at 7:10 PM

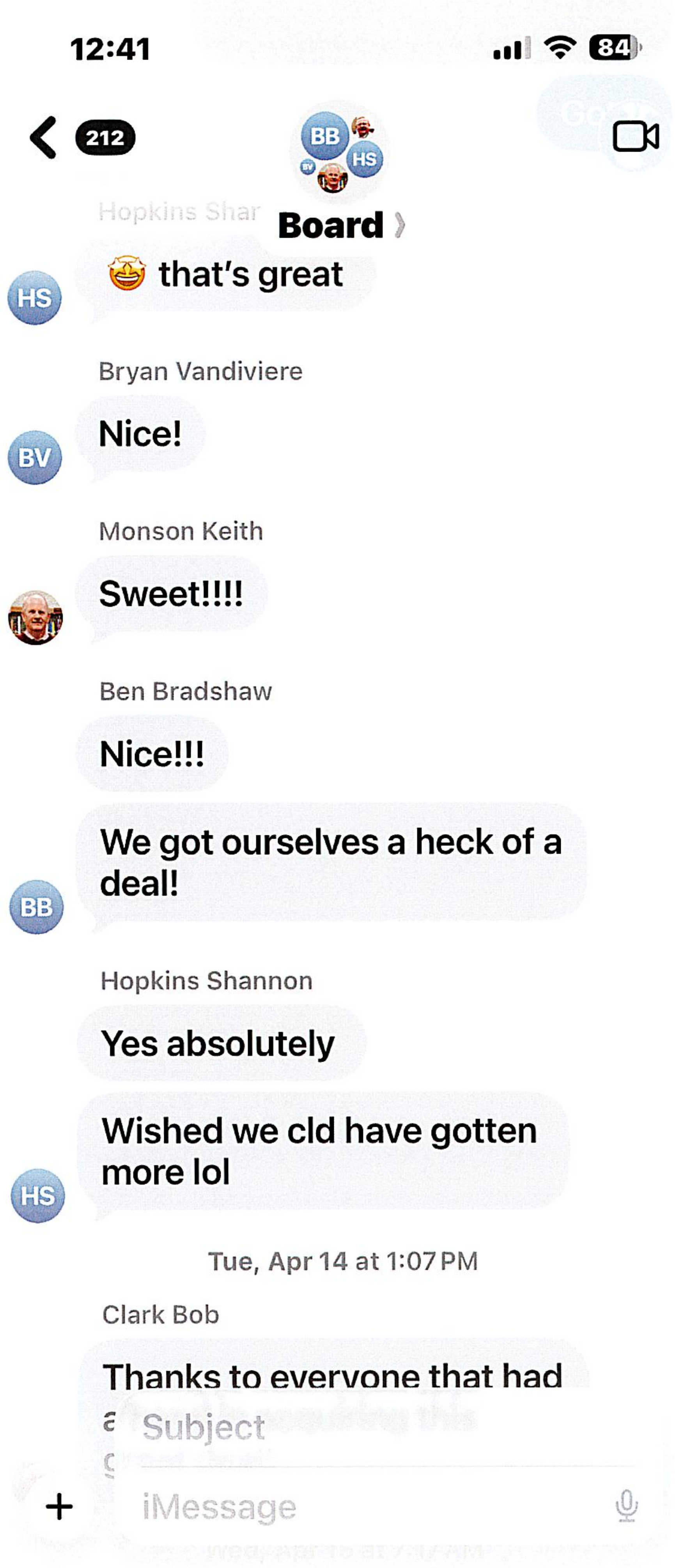
Clark Bob

Draft,   Sure looks like a much better deal to me . What happened in Campbellsville to get such an improved offer.

Tue, Apr 14 at 10:13 AM

Got it

Hopkins Shannon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212
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Board

Hopkins Shar

🤩 that's great

Bryan Vandiviere

Nice!

Monson Keith

Sweet!!!!

Ben Bradshaw

Nice!!!

We got ourselves a heck of a deal!

Hopkins Shannon

Yes absolutely

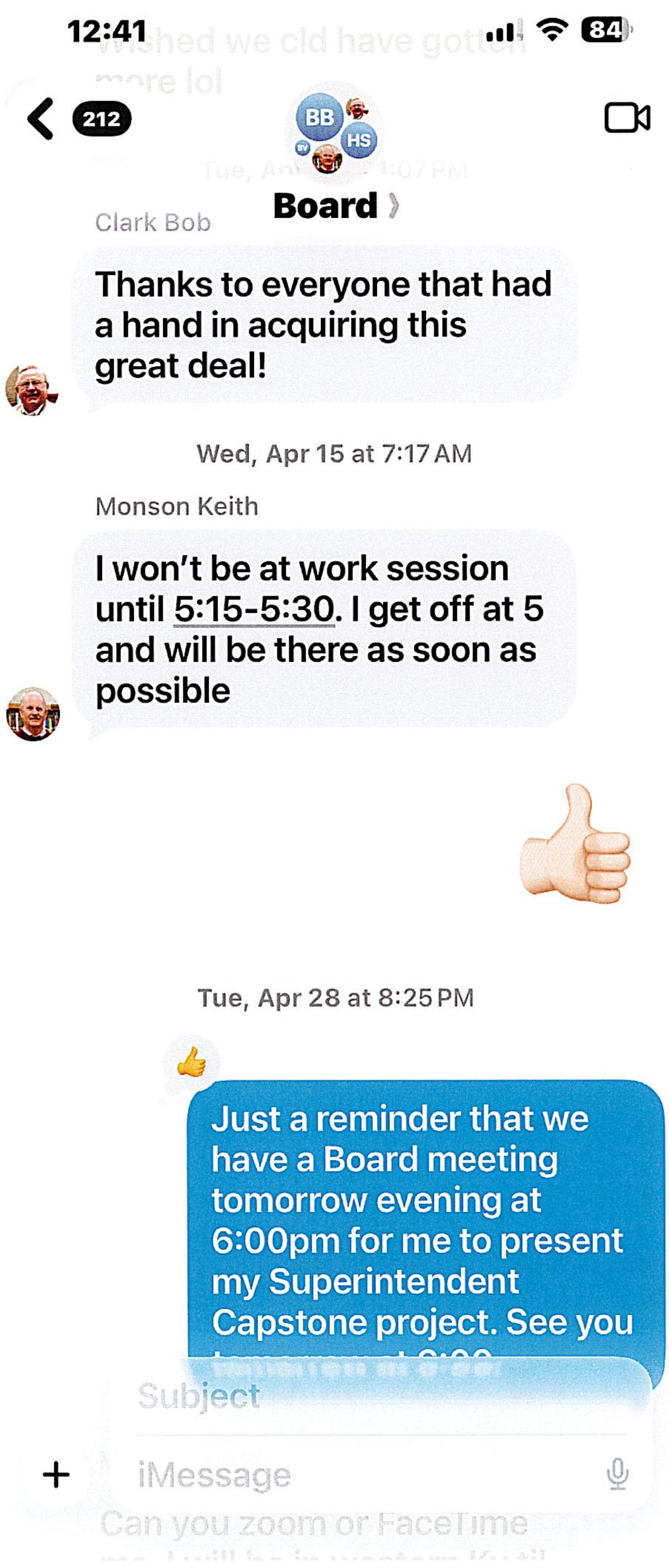
Wished we cld have gotten more lol

Tue, Apr 14 at 1:07 PM

Clark Bob

Thanks to everyone that had

Subject
iMessage



Wished we cld have gotten more lol

Clark Bob

Thanks to everyone that had a hand in acquiring this great deal!

Wed, Apr 15 at 7:17 AM

Monson Keith

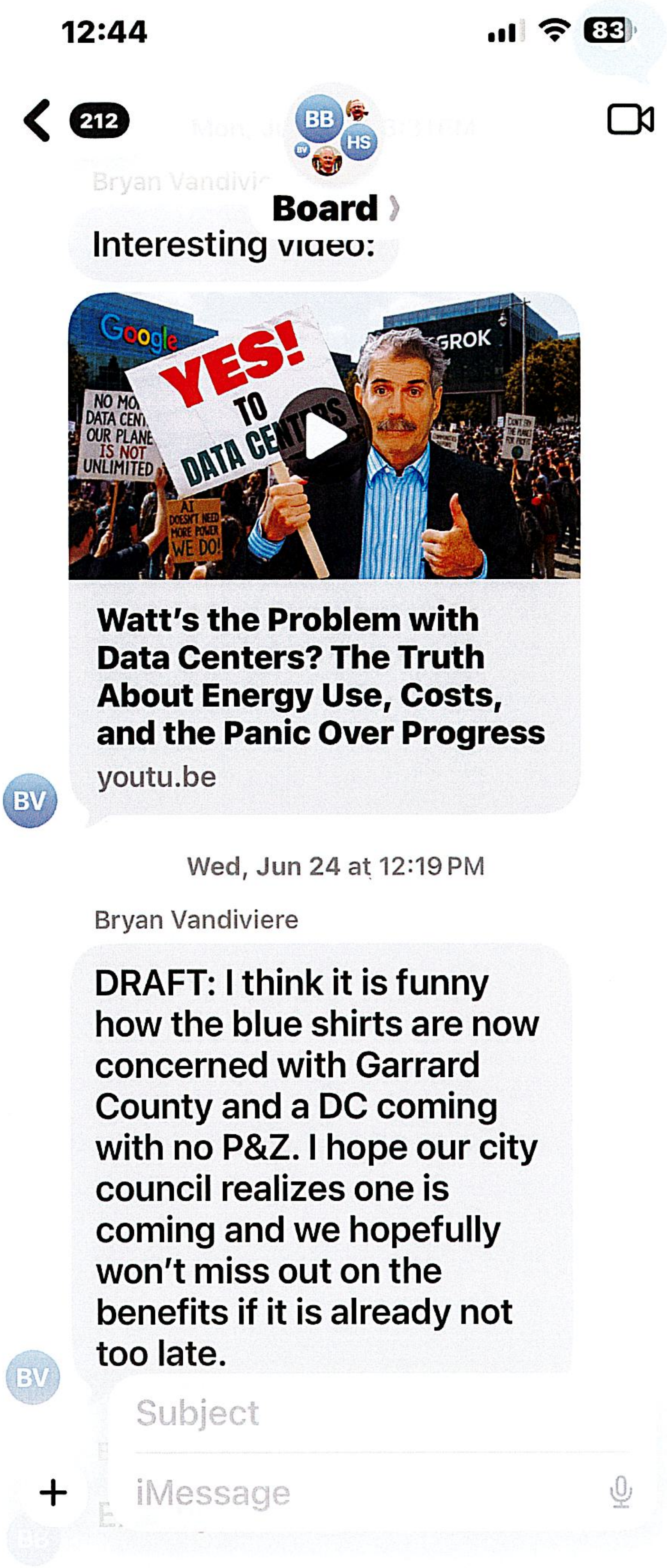
I won't be at work session until 5:15-5:30. I get off at 5 and will be there as soon as possible

👍

Tue, Apr 28 at 8:25 PM

Just a reminder that we have a Board meeting tomorrow evening at 6:00pm for me to present my Superintendent Capstone project. See you

Can you zoom or FaceTime


12:44
83
212
BB
HS
BV
Board
Google
GROK
YES! TO DATA CENTERS
NO MO DATA CEN OUR PLANE IS NOT UNLIMITED
AI DOESN'T NEED MORE POWER WE DO!
BV
BV
Subject
iMessage

Interesting video:

Watt's the Problem with Data Centers? The Truth About Energy Use, Costs, and the Panic Over Progress
youtu.be

Wed, Jun 24 at 12:19 PM

Bryan Vandiviere

DRAFT: I think it is funny how the blue shirts are now concerned with Garrard County and a DC coming with no P&Z. I hope our city council realizes one is coming and we hopefully won't miss out on the benefits if it is already not too late.